



COUNTY OF SAN LUIS OBISPO
DEPARTMENT OF PLANNING AND BUILDING
STAFF REPORT **2-1**
PLANNING COMMISSION

*Promoting the wise use of land
Helping build great communities*

MEETING DATE February 23, 2006	CONTACT/PHONE Josh LeBombard 805-781-1431	APPLICANT Javad Sani	FILE NO. TRACT 2803 SUB2005-00052
SUBJECT Hearing to consider a request by Javad Sani for a Vesting Tentative Tract Map (Tract 2803) and Conditional Use Permit to allow a phased development consisting of three commercial units totaling approximately 24,000 square feet and 10 residential units totaling approximately 21,500 square feet on a 3.3 acre property composed of 5 underlying parcels. The request is also to subdivide a 40,606 square foot parcel (one of the existing five parcels) into 10 parcels ranging in size from 3,016 to 5,116 square feet for the purpose of sale and/or development. Phase I will consist of the construction of one approximately 8,000 square foot commercial building and three 2,150 square foot residences. Phase II will consist of the construction of one approximately 8,000 square foot commercial building and four 2,150 square foot residences. Phase III will consist of the construction of one approximately 8,000 square foot commercial building and three 2,150 square foot residences. The division will create two on-site roads. Road names have not yet been proposed. The proposed project will result in the disturbance of the entire 3.3-acre property. The proposed project is within the Office and Professional land use category and is located at 1315 Las Tablas Road in the community of Templeton, in the Salinas River planning area.			
RECOMMENDED ACTION 1. Rely on the Negative Declaration that was previously adopted on September 11, 2001 in accordance with the applicable provisions of the California Environmental Quality Act, Public Resources Code Section 21000 et seq. 2. Approve Vesting Tentative Tract 2803 based on the findings listed in Exhibit A and the conditions listed in Exhibit A & C and the conditions listed in Exhibit B & D.			
ENVIRONMENTAL DETERMINATION The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on September 11, 2001. Mitigation measures are proposed to address drainage and public services/utilities and are included as conditions of approval.			
LAND USE CATEGORY Office and Professional	COMBINING DESIGNATION None	ASSESSOR PARCEL NUMBER 040-289-016	SUPERVISOR DISTRICT(S) 1
PLANNING AREA STANDARDS: Templeton Design Plan			
LAND USE ORDINANCE STANDARDS: None			
EXISTING USES: Medical office building on Parcel 1			
SURROUNDING LAND USE CATEGORIES AND USES: North: Office and Professional/Office South: Residential Single Family/Residential East: Office and Professional/Office West: Office and Professional/Vacant			
<small>ADDITIONAL INFORMATION MAY BE OBTAINED BY CONTACTING THE DEPARTMENT OF PLANNING & BUILDING AT: COUNTY GOVERNMENT CENTER ♦ SAN LUIS OBISPO ♦ CALIFORNIA 93408 ♦ (805) 781-5600 ♦ FAX: (805) 781-1242</small>			

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OTHER AGENCY / ADVISORY GROUP INVOLVEMENT: The project was referred to: Templeton Advisory Group, Public Works, Environmental Health, CDF, Templeton Community Services District, Templeton School District, Cal Trans	
TOPOGRAPHY: Level	VEGETATION: Grasses, disturbed
PROPOSED SERVICES: Water supply: Community system Sewage Disposal: Community sewage disposal system Fire Protection: Templeton Fire Department	ACCEPTANCE DATE: January 4, 2006

PROJECT DESCRIPTION

This is a request for a Vesting Tentative Tract Map and Conditional Use Permit to allow a phased development consisting of three commercial units totaling approximately 24,000 square feet and 10 residential units totaling approximately 21,500 square feet on a 3.3 acre property composed of 5 underlying parcels that were approved as TR2706 on April 28, 2005.

The request is also to subdivide a 40,606 square foot parcel (one of the existing five parcels) into 10 parcels ranging in size from 3,016 to 5,116 square feet.

ORDINANCE COMPLIANCE

Minimum Parcel Size and Development Standards

Section 22.22.080 of the Land Use Ordinance allows for the Review Authority, through Conditional Use Permit approval, to determine minimum parcel size for a planned development. The density of residential units must be in compliance with Planning Area Standards (section 22.104.090) and Section 22.10.130 for Residential Multi-Family projects since this project is subject to Residential Multi-Family Land Use density standards. Sections 22.10 and 22.18 of the Land Use Ordinance establish development standards. The proposed Tract Map and Conditional Use Permit meets all requirements as follows:

<u>Chapter</u>	<u>Standard</u>	<u>Allowed/Required</u>	<u>Proposed</u>
22.10.130	Minimum Site Area	6,000 square feet	40,606 square feet
	Maximum Floor Area	19,490 square feet (48%)	17,500 square feet
	Minimum Open Area	18,273 square feet (45%)	27,306 square feet
22.104.090	Density	24 units (26 units per acre @ .57 acres)	10 units
22.10.140	Setbacks Front Side Rear	May be set by map with minimum of 10 feet between all structures	Variable- 15 feet minimum Variable- 5 feet minimum Variable- 5 feet minimum
22.10.090	Height	35 feet	29 feet
22.18.050	Parking	Resident - 20 spaces Guest - 4 spaces	Resident - 20 spaces Guest - 4 spaces

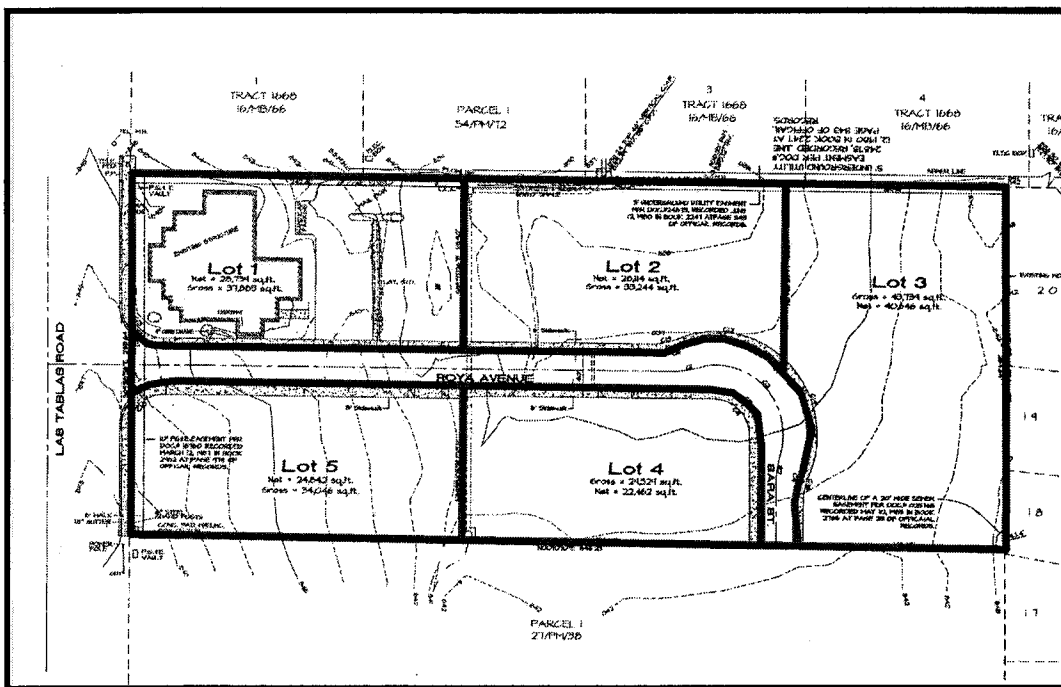
The proposed development is subject to the standards of section 22.30.490 - Residential Uses in Office or Commercial Retail Land Use Category. That section states:

Except where prohibited by planning area standards (Article 9), new single-family or multi-family dwellings are allowed in an Office and Professional or Commercial Retail category, provided that they comply with the following requirements.

1. The units shall be subordinate to the primary commercial or office use of the site, located on either the second floor and/or rear of the site, and structurally attached to the main building. The first floor or front part of the building shall be used for the principal office or retail uses.

A "site" as defined in Chapter 22.80 of the Land Use Ordinance is considered any lot or parcel of land or contiguous combination thereof, under the same ownership, or with the contiguous owners written consent, where grading or other use or activity regulated by this Title is performed or permitted.

This particular site was determined to be the five parcels that were approved with SUB2004-00217 because they are currently all under the same ownership. The following figure depicts the five parcels that were approved.



Lots 1, 2, 4 and 5 will be developed with commercial uses and lot 3 is proposed for the residential use. In order to ensure that the residential portion of the site is subordinate to the primary commercial use on the site, development of the proposed project has been conditioned to be phased accordingly. The phasing will prohibit the residential development from both occupying greater than 50 percent of the site and also from resulting in occupying greater than

50 percent of the square footage of the development on the site. See Table - Residential/ Commercial Use Calculations for the breakdown of these calculations.

Phase I will consist of the construction of one approximately 8,000 square foot commercial building and three 2,150 square foot residences. Phase II will consist of the construction of one approximately 8,000 square foot commercial building and four 2,150 square foot residences. Phase III will consist of the construction of one approximately 8,000 square foot commercial building and three 2,150 square foot residences.

Residential/ Commercial Use Calculations

	Square Footage of Structures		Square Footage of Developed Lots	
	Residential	Commercial	Residential	Commercial
Existing		7,500		28,454
Phase I	2,150		4,555	
	2,150		5,116	
	2,150	8,000	4,251	24,569
	6,450	15,500	13,922	53,023
Phase II	2,150		4,687	
	2,150		3,561	
	2,150		3,016	
	2,150	8,000	3,299	27,897
	15,050	23,500	28,485	80,920
Phase III	2,150		4,962	
	2,150		3,554	
	2,150	8,000	3,605	22,274
Total	21,500	31,500	40,606	103,194

ADJUSTMENTS

The applicant' is requesting an adjustment of the standard set in Section 22.30.490 - Residential Uses in Office or Commercial Retail Land Use Category requiring residential units located on either the second floor and/or rear of the site, and structurally attached to the main building. The proposed project request is for residential units that are at the rear of the entire site but are not structurally attached to the main building.

Section 22.30.010.D allows the standards of Chapter 22.30 to be modified through Conditional Use Permit approval, except where otherwise provided by the Chapter and except for standards relating to residential density or limitations on the duration of a use (unless specific provisions of this Chapter allow their modification).

Waiver of modification of standards shall be granted only where the Commission first makes findings that:

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1. Set forth the necessity for modification or waiver of standards by identifying the specific conditions of the site and/or vicinity which make standard unnecessary or ineffective;
2. Identify the specific standards of this Chapter being waived or modified;
3. The project, including the proposed modifications to the standards of this Chapter, will satisfy all mandatory findings required for Conditional Use Permit approval by Section 22.62.060.C.4.

The project applicant is proposing ten 2,150 square foot residences on the 5-acre parcel property as part of a larger Office and Professional development. The residences could potentially provide somewhat affordable options for individuals and families working in the immediate vicinity.

Affordable Housing Fees

Sections 18.07 et. seq of Title 18 of the County Code establishes a fee of 3.5% of the public facility fee for all new land divisions. This allows recognized affordable housing projects to be exempted from public facility fees.

Quimby Fees

Title 21, the Real Property Division Ordinance, establishes an in-lieu fee for all new land divisions for the purpose of developing new, or rehabilitating existing, park or recreational facilities to serve the land division. Payment of the parkland fee for all undeveloped parcels is required prior to map recordation.

Design Standards

The proposed parcels are consistent with the design criteria set forth in Chapter 3 of the Title 21 of the Real Property Division Ordinance.

TEMPLETON COMMUNITY DESIGN PLAN

Due to the nature of this project being a mixed use project containing both commercial and multi-family development in the Office and Professional Use land use category, the design guidelines of the Templeton Community Design Plan for commercial and multi-family were evaluated for this project.

Multi-Family Design

Guideline V.B.1: Vary Building Footprints

Design buildings to minimize the appearance of a large, single, rectangular mass and to provide intimate or human scale. Avoid long, unbroken building facades and simple box forms. To the extent possible, each of the dwelling units should be individually recognizable. This can be accomplished with the use of balconies and setbacks.

◆ The proposed residences are a detached product and thus do not create a large, single, rectangular mass.

Guideline V.C.1: Walls and Fences

Height- Fences and walls should be no more than 6'-6" high, except when adjacent to freeways, railroads, or incompatible uses, or when they are required by the County or State for sound attenuation and no other alternative is available.

- ◆ Fences will be no greater than 6 feet in height.

Guideline V.C.2: Fence/Wall Materials and Detailing

Fences and walls visible from public streets should be constructed of durable, high-quality materials and should display a high level of quality in finish and detail. In general, walls should be constructed of unit masonry, river cobblestone or should complement and be harmonious with the project building architecture. Walls with a lesser quality of finish and detail may be considered for approval if they are continuously screened by landscaping. Unfinished precision block concrete walls are unacceptable.

- ◆ Fences visible from Sara Lane will be conditioned to be consistent with this standard. 6 foot solid fencing is required by the ordinance to surround the project site.

Guideline VI.D.1: Wall Articulation

Avoid long uninterrupted exterior walls on all structures. All structured walls shall have relief to create an interesting blend with landscaping, buildings, and the casting of shadows. The integration of varied texture, relief, and design accents on building walls can soften the architecture.

- ◆ Variation in style includes: porches, 2-story design, roof type, color, and material.

Guideline VI.D.2: Energy Efficiency

Architectural planning and design shall take full advantage of energy efficiency, e.g. natural heating and/or cooling, sun and wind exposure, and solar energy opportunities.

- ◆ The residences will meet or exceed standard building energy requirements.

Guideline VI.D.6: Private Patios

Make extensive use of private enclosed patios and balconies to provide residents with a greater degree of control over their living environments. Balconies should be at least 6' deep and 10' wide if used as a private upstairs patio space. Private ground level patios should be at least 10' x 15' to provide sufficient useable area.

- ◆ All of the residences have been designed with covered porches at both the front and rear of the property that provide private open space for each unit.

Guideline VI.D.8: Architectural Form Criteria

The following appropriate and inappropriate architecture shall determine if a development meets the general architectural criteria.

Appropriate:

- *Articulation of wall planes*

- *Projections and recesses to provide shadow and depth*
- *Well defined entries*
- *Pleasing architectural forms*
- *Pleasing architectural forms*

Inappropriate:

- *Unarticulated, vast expanses of wall surface*
- *"Box-like" homes without horizontal and vertical wall articulation*
- *Steeply pitched or flat roofs (more than 10:12 or less than 2:12)*

◆ The residences for this project have been designed to maximize articulation and provide visual interest. Because this is a detached product, there will appear to be significant articulation, well-defined entries, porches that provide shadow and depth.

Guideline V.C.1: Walls and Fences

Height

Fences and walls should be no more than 6'-6" high, except when adjacent to freeways, railroads, or incompatible uses, or when they are required by the County or State for sound attenuation and no other alternative is available.

Articulation

Walls and solid fences 50' to 80' or longer should incorporate at least two of the following for at least 10 feet at intervals or 60 feet or less.

1. *A minimum 2 foot job in vertical plane.*
2. *A minimum 1 foot 6 inch change in height*
3. *A change in basic materials such as from wood to masonry.*
4. *For walls required for sound attenuation, a change in material or substantial change in texture may be substituted for 2 or 3.*

Walls and fences continuous for more than 50' to 80' along public streets must have a minimum 10 foot landscaped setback from the property line. This landscaping should be installed by the developer and should be maintained by the property owner along all minor streets and along major streets that provide access to the project. All required landscaping shall be drought tolerant, native species, from an approved list provided by the Templeton Community Services District and/or the County.

Guideline V.C.2: Fence/Wall Materials and Detailing

Fences and walls visible from public streets should be constructed of durable, high-quality materials and should display a high level of quality in finish and detail. In general, walls should be constructed of unit masonry, river cobblestone or should complement and be harmonious with the project building architecture. Walls with a lesser quality of finish and detail may be considered for approval if they are continuously screened by landscaping. Unfinished precision block concrete walls are unacceptable.

◆ The project has been conditioned so that no walls will be greater than 6 feet in height and to be consistent with these design guidelines.

Standard V.F.1: Lighting

All lighting shall be shielded so that neither the lamp nor the related reflector interior surface is visible from any location off site. All lighting, poles, fixtures and hoods shall be dark colored. No exterior lighting shall be installed or operated in a manner that would throw light, either reflected or directly, in an upward direction except for flags or other objects as specified below. Lighting shall further be designed to meet the following specific criteria.

Light trespass at property line. Illumination from light fixtures on residential zones property shall not exceed 0.1 footcandles, or on business and commercial property shall not exceed 0.5 footcandles.

Illuminated flags or other objects. Fixtures shall use a narrow cone beam of light that will not exceed 5.0 footcandles nor extend beyond the illuminated object.

Architectural and decorative lighting. Upward directed decorative lighting shall not be visible above the building roofline.

Externally illuminated building identification signs. Signs shall only use shielded light fixtures mounted on top of the sign structure and will not exceed 1 footcandle reflected at 10 feet.

Outdoor light fixtures. Shall be directed so that there will be no objectionable direct light emissions. Light fixtures near adjacent property may need shielding to prevent light trespass.

- ◆ The project has been conditioned so that all lighting will comply with these standards.

Commercial Design

Non-Residential Site Planning – Outside Of Downtown

- ◆ The following are the applicable design plan guidelines. The applicant is not proposing specific building elevations at this time for the commercial portions of the mixed-use project. The project has been conditioned so that the future commercial buildings must comply with all of these guidelines unless prohibited by specific site or design constraints. A referral including elevations, site design and landscaping for each proposed commercial building will be sent to TAAG for review, prior to review and approval by the Department of Planning and Building and issuance of construction permits.

Guideline V.E.1: Setbacks

Front and street side setbacks for non-residential buildings shall be 10 feet minimum, and parking drives and areas should setback 20 feet minimum. Industrial buildings shall be setback 25 feet minimum, per the Land Use Ordinance.

Setbacks should be landscaped to retain natural features and be compatible with the existing landscape and the rural character of Templeton and its arid environment. Low walls of native stone, wooden rail fences, berms and native rocks and boulders are recommended along streets to give them a visual definition and prominence.

Where development is located next to a residence or a residential land use category, provide a sound attenuation wall and landscaping within the setback that is required by the Land Use Ordinance, regardless if the area is fenced from view, as a buffer from non-residential activity.

Guideline V.E.2: Building Location

Periodically locate buildings adjacent to the major road frontage of sites, with at least one public building entrance facing the street. Locate buildings on adjacent sites to orient and relate to each other. Avoid double blank walls facing one another at the property line.

Guideline V.E.3: Site Alteration and Coverage

Minimize grading and coverage with buildings and parking to 70% or less of each site exclusive of setbacks, leaving the remainder in open area, landscaped in native-type plants, incorporate within parking areas and the project's design.

Guideline V.E.4: Building Footprint

Articulate building footprints with a variety of insets, corners, and jogs in the façade that emphasize interesting entries, outdoor spaces, and circulation paths where visible from the public road.

Guideline V.E.5: Service Areas

Locate structures to conceal all service areas and storage areas from public street view. Incorporate these areas into the main building whenever possible.

Guideline V.E.6: Inter-Site Connections

Parking lot design should provide for pedestrian and vehicular connection to adjacent parcels where uses are compatible and such connection is practical.

Small parking lot areas of 30 cars or less are encouraged. When parking requirement exceeds 30 spaces, separate the lot into smaller lots interrupted by planted areas and sidewalks.

Guideline V.E.8: Parking Lot – Building Transition Space

Maintain a distance of at least 5 feet between a building and parking area. Except where walkways are provided, plant this transition space with groundcover, shrubs, and trees.

Guideline V.E.9: Parking Lot Landscaping

To provide a tree canopy, one of the following methods is recommended:

- 1. A planted island or break at least 5 feet wide should be provided at an interval of at least every 6 parking spaces in a row. At least 2 trees of minimum 15 gallon size should be provided in each required break.*
- 2. One tree planted at an interval of at least every 3 parking spaces. Under this method, a continuous row of up to 12 spaces may be used. If over 12 spaces, provide a planted break.*

Whether using method 1 or 2, provide a planted area with at least 2 trees at the end of each row of spaces.

Guideline V.E.10: Entry Location/Design

Where a corner location is being developed, locate parking lot entries on side streets (or the less busy street). Where this is not possible (mid-block location), design the major street site entries with an appropriately patterned concrete or pavers to differentiate it from the sidewalks. Pavers are not allowed within the right-of-way (ROW).

Parking lot entries along major streets should be located as far as possible from street intersections. Locate parking lot entries as far as possible from intersections, 200 feet is preferred. For side streets, parking lot entries should be at least 75 feet from intersection.

Access roads and/or parking lot entries for commercial developments should be located at least 200 feet apart unless a joint/shared driveway is designed. Also, separate private property driveway entries should be located a minimum of 10 feet from property lines.

Driveway entries should be at least 25 feet wide and preferably 30 to 35 feet wide so that an entering vehicle does not interfere with an exiting vehicle.

Guideline V.E.11: Pedestrian Movements

Design parking areas so that pedestrians walk parallel to moving cars. Minimize the need for the pedestrian to cross parking aisles. Design the parking lot so that drive aisles are perpendicular to the buildings or major tenant.

The parking area should be designed in a manner which physically links the building to the street sidewalk system as an extension of the pedestrian environment. This can be accomplished by using design features such as walkways, trellis structures, and/or landscaping features.

Guideline V.E.12: Queuing Setback

The first parking aisle which is perpendicular to a driveway or first aisle juncture, shall be set back at least 40 feet from the curb. With larger centers, significantly more setback area may be required. Without this provision, vehicles will queue into the street.

Guideline V.E.13: Parking Area Screening

Provide three feet of screening (berms, fence, walls, lower grade, etc.) between street and parking. This will aid in obscuring views of automobiles while promoting views of buildings and signs.

Guideline VI.C.1: Desirable Elements

The qualities and design elements for commercial and industrial buildings that are most desirable include:

- Richness of surface and texture (see materials guideline)*
- Significant wall articulation (insets, canopies, wind walls)*
- Distinctive massing (barn, western false front, multi-level)*
- Multi-planed pitched roofs (multi levels also)*
- Wide roof overhangs*
- Interesting and articulated wall surfaces*
- Distinctive entries*

Guideline VI.C.2: Undesirable Elements

The elements to avoid or minimize include:

- *Highly reflective surfaces*
- *Large blank, unarticulated wall surfaces*
- *Unpainted concrete block walls*
- *Reflective glass*
- *Extensive flat roofs*
- *Unarticulated roof lines and parapets*
- *Irregular or contemporary window shapes*
- *Steeply pitched roofs (A-frame)*

Guideline VI.C.3: Materials

Stucco and horizontal wood siding have traditionally been the primary wall surface materials used throughout Templeton. Particular attention should be given to selecting an appropriate accent material.

Appropriate:

- *Stucco, smooth, sand or light lace finish*
- *Wood as a primary and accent material, e.g. horizontal shiplap, board and batten siding*
- *Brick, as a primary and accent material*
- *River rock, as an accent material*
- *Unglazed tile, as an accent material and roofing material*
- *Board and batten siding*
- *Split face masonry block*

Inappropriate:

- *Entirely metal or aluminum building walls*
- *"Log cabin" look*
- *Unfinished concrete block*
- *Unfinished concrete "tilt up" construction*
- *Painted or white brick*
- *Boxlike prefab metal catalog structures*

Guideline VI.C.4: Height

Building heights should relate to the building bulk elements on the Templeton Vernacular Poster.

Height and scale of new development should be compatible with that of surrounding development. New development height should "transition" from the height of adjacent development to the maximum height of the proposed building. Building bulk which may need to exceed 35 feet (zoning) may be allowed if the extra height is for architectural emphasis only and not storage or habitable space.

Guideline VI.C.5: Bulk

Large buildings which give the appearance of “square box” buildings are generally unattractive and detract from the overall scale of Templeton. There are several ways to reduce the appearance of excessive bulk in large buildings. Warehouses and industrial buildings will also be treated with these “elements”.

- *Vary the planes of the exterior walls in depth and/or direction.*
- *Vary the height of the buildings so that it appears to be divided into distinct massing elements.*
- *Articulate the different parts of a building’s façade by use of color, arrangement of facade elements, or a change in materials.*
- *Use landscaping and architectural detailing at the ground level to lessen the impact of an otherwise bulky building.*
- *Avoid blank walls at the ground floor level. Utilize windows, wall articulation, change in materials or other features.*
- *Using architectural elements that transition the bulk from the street level to the top of the parapet/roof such as canopies, porches, arcades, and awnings.*

Guideline VI.C.6: Scale

Scale, for purposes here, is the relationship between building size and the size of adjoining permanent structures. It is also how the proposed building’s size relates to the size of a human being. Large scale building elements will appear imposing if they are situated in a visual environment of a smaller scale as a typical in Templeton.

- *Building scale can be reduced through window patterns, structural bays, roof overhangs, siding, awnings, moldings, fixtures, and details.*
- *The scale of buildings should be carefully related to adjacent pedestrian areas and buildings.*

Large dominating buildings should be broken up by:
creating horizontal emphasis through the use of trim;
adding awnings, eaves, windows, or other architectural ornamentation;
use of combinations of complementary colors; and
landscape materials.

- *Use “infill” structures to create transitions in bulk and scale between large buildings and adjacent smaller buildings.*

Guideline VI.C.7: Color

Dominant Building Color – Much of the existing color in Templeton is derived from the primary building’s finish materials such as brick, stone, wood, stucco, and terra cotta tile. Also dominant are earth tones which match these natural materials.

- *The dominant color of new buildings should relate to the inherent color of the primary building’s finish materials.*
- *Large areas of intense white color should be avoided. While subdued colors usually work best as a dominant overall color, a brighter trim color might be appropriate.*
- *The color palette chosen for a building should be compatible with the colors of adjacent buildings. An exception is where the colors of adjacent buildings strongly diverge from the design guidelines of this Manual.*
- *Wherever possible, minimize the number of contrasting colors appearing on the building exterior.*

Guideline VI.C.8: Accent Colors

Depending on the overall color scheme, an accent color may be effective in highlighting the dominant color by providing contrast or by harmonizing with the dominant color.

- *Primary colors shall only be used to accent building elements, such as door and window frames and architectural details. Bright or intense colors (not including fluorescent colors) can also be used to accent appropriate scale and proportion or to promote visual interest in harmony with the immediate environment.*
- *In buildings of a particular historical character or architectural style, exterior color should be similar to buildings of this type. An example would be the use of white, gray, and red colors for barn style.*
- *Architectural detailing should be painted to complement the façade.*
- *Accent colors for trim should be used sparingly and be limited in number for each building. Accent colors on adjacent buildings should be chosen to complement one another.*

Guideline VI.C.9: Solid to Void

Main (front, major entry) façade construction shall be a minimum of 30% transparent.

Blank, solid end walls or side walls visible from public view shall be avoided. If such walls are necessary for interior reasons, the buildings wall shall receive some form of articulation of “add-on” elements such as awnings, cornice bands, arcades, trellises, etc.

Guideline VI.C.10: Roofs

Roofs may be flat or sloped. Partial mansard roofs are not permitted while western false fronts are allowed. The visible portion of sloped roofs should be sheathed with a roofing material having a texture meaningful at the pedestrian scale, such as standing seam metal roofing, or wood shingle.

The roof form should be designed in conjunction with its mass and façade, so that the building and its roof form a consistent and integrated composition.

The roof should be designed to screen rooftop equipment.

Radical roof pitches which create overlay prominent or out-of-character building such as A-frames or chalet styles buildings are discouraged in Templeton.

Standard V.F.2: Signs.

Commercial signs. All signs shall be shown on land use permit applications for any commercial projects. A sign plan that specifies location, types and size of signs shall be approved as part of any land use permit application for commercial projects.

Freeway identification signs. Signs pursuant to Section 22.20.060C.3 of the Land Use Ordinance are prohibited within the Templeton Urban Reserve Line.

Standard V.F.3: Business Hours.

Hours of operation. The conduct of retail business within the Templeton Urban Reserve Line, except for essential medical services, is limited to the hours between 5:00 am and 2:00 am daily, and between 5:00 am and 11:00 pm daily for any business within 500 feet of any residential land use category unless alternative hours are approved as part of any land use permit.

Standard V.F.3: Drive-Through Facilities.

Drive-In and Drive-Through Facilities. Retail trade or service uses which conduct business while customers remain in their vehicles, such as drive-through facilities that are accessory to a principal building, where business is conducted inside or businesses that conduct all business by means of drive-through facilities; shall be limited to areas that are more than 500 feet from any residential land use category unless specifically approved through a minor use permit.

PLANNING AREA STANDARDS

The project site is located within the Templeton Urban Area. Planning Area Standards for Residential Multi-Family and Commercial projects establish density and design criteria as outlined in this staff report. The applicant worked closely with staff to provide revisions to the original project to meet site planning and design objectives. The proposed project satisfies all Planning Area Standards.

COMMUNITY ADVISORY GROUP COMMENTS: No comments received to date

AGENCY REVIEW

Public Works- Recommend approval with certain conditions

Environmental Health – In receipt of a will serve letter from TCSD

County Parks – Quimby fees required

CDF – Not within CDF jurisdiction

Templeton Community Services -District – 27 water and sewer units; will need to pay fire and park fees prior to issuance of a building permit

Cal Trans – None received

LEGAL LOT STATUS

The original lot was legally created by CO 77-381 at a time when that was a legal method of creating lots.

FINDINGS - EXHIBIT A
Conditional Use Permit; SUB2005-00052

Environmental Determination

- A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on September 11, 2001. Mitigation measures are proposed to address drainage and public services/utilities and are included as conditions of approval.

Conditional Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the proposed single-family development does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the proposed single-family development is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located off of Sara Lane which leads to Las Tables Drive, a local road constructed to a level able to handle any additional traffic associated with the project.

Modification

- G. Modification of Land Use Ordinance Section 22.30.490 to allow residential units in the Office and Professional Land Use Category to be structurally detached from the main building. Allowing detached residential units is justified because the site is made up of 5 individual parcels which does not lend itself to design of a project where the residential component is structurally attached to the commercial component. In addition, the site is proposed to be developed in a way that minimizes residential/commercial conflicts while providing needed residential units.

Residential in Commercial Retail or Office and Professional land use categories

- H. The proposed use will not significantly reduce the community inventory of office property available to satisfy the commercial needs of the population envisioned by the Land Use Element of the General Plan, because the property is situated adjacent to an area that has specific planning area standards that encourages residential use on no more than 50% of the site. The proposed residential development will occupy only approximately 28% (40,606 square feet) of the total site area.
- I. The proposed use will not impede the continuing orderly development of community shopping areas with commercial and office uses, because the residential units are proposed for the rear of the site and will not be fronting Las Tablas Drive.

CONDITIONS OF APPROVAL- EXHIBIT B
Conditional Use Permit; SUB2005-00052

Approved Development

1. This approval authorizes
 - a. A phased development consisting of three commercial units totaling approximately 24,000 square feet and 10 residential units totaling approximately 21,500 square feet on a 3.3 acre property composed of 5 underlying parcels. The request is also to subdivide a 40,606 square foot parcel (one of the existing five parcels) into 10 parcels ranging in size from 3,016 to 5,116 square feet for the purpose of sale and/or development.
 - i. Phase I will consist of the construction of no more than one approximately 8,000 square foot commercial building and three 2,150 square foot residences.
 - ii. Phase II will consist of the construction of no more than one approximately 8,000 square foot commercial building and four 2,150 square foot residences.
 - iii. Phase III will consist of the construction of no more than one approximately 8,000 square foot commercial building and three 2,150 square foot residences.
 - b. Maximum height is 29 feet from average natural grade.
2. **Prior to issuance of construction permits for each of the commercial buildings,** submit a site plan, landscape plan, and elevation plan to the Templeton Area Advisory Group for review and to the Department of Planning and Building for review and approval. The commercial buildings must comply with all of the guidelines found within the Templeton Design Guidelines unless the specific site or design constraints make it infeasible to apply the guidelines.
3. **Prior to issuance of the construction permit for the residential buildings,** submit a revised site plan and landscape plan to the Department of Planning and Building for review and approval. The revised plan shall indicate the following and development shall be consistent with this revised and approved plan:
 - a. Fencing details shall be included on the site plan. Fences shall be constructed of stuccoed masonry, river cobble, stone, or wood, and shall be designed, painted, or stained similar to the building architecture and color.
4. Exterior elevations of the residential structures shall be consistent with the attached elevations.
5. **At the time of application for construction permits,** the applicant shall submit a proposed color board, showing exterior finish materials and colors, to the Department of Planning and Building for approval.

6. **At the time of application for construction permits**, the applicant shall submit landscape, irrigation, landscape maintenance plans and specifications to the Department of Planning and Building for review and approval in consultation with the Environmental Coordinator. The landscape plan shall be prepared as provided in Section 22.04.186 of the San Luis Obispo County Land Use Ordinance and shall provide vegetation that will adequately blend the new development, including driveways, access roads, etc., into the surrounding environment.
7. Landscaping in accordance with the approved landscaping plan shall be installed or bonded for before final building inspection. If bonded for, landscaping shall be installed within 60 days after final building inspection and thereafter maintained in a viable condition in perpetuity.
8. **At the time of application for construction permits**, the applicant shall provide details on any proposed exterior lighting, if applicable. The details shall include the height, location, and intensity of all exterior lighting. All lighting fixtures shall be shielded so that neither the lamp nor the related reflector interior surface is visible from adjacent properties. Light hoods shall be dark colored. The lighting shall comply with all lighting standards as set forth in the Templeton Design Plan.

Water / Sewer Services

9. Prior to issuance of permits for the project, the applicant shall provide a final will-serve letter for water and sewer services from the Templeton Community Services District.

Fire Safety

10. **Prior to issuance of a construction permit**, the applicant shall provide the county Department of Planning and Building with a fire safety plan approved by the Templeton Community Services District. The fire safety plan shall include, but not be limited to all requirements as specified in the letter from TCSD dated 9-18-02.
11. **Prior to occupancy or final inspection**, which ever occurs first, the applicant shall obtain final inspection and approval from TCSD of all required fire/life safety measures.

Utilities

12. All utilities shall be installed underground.

Fees

13. The project is in an area that is subject to Templeton Road Improvement Fees. The fees will be collected prior to issuance of the building permits.
14. **Prior to issuance of a construction permit**, the applicant shall pay all applicable school and public facilities fees.

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Miscellaneous

15. **Prior to occupancy of any structure associated with this approval**, the applicant shall contact the Department of Planning and Building to have the site inspected for compliance with the conditions of this approval.
16. I conditions of this approval shall be strictly adhered to, within the time frames specified, and in an on-going manner for the life of the project. Failure to comply with these conditions of approval may result in an immediate enforcement action by the Department of Planning and Building. If it is determined that violation(s) of these conditions of approval have occurred, or are occurring, this approval may be revoked pursuant to Section 22.74.160 of the Land Use Ordinance.

**FINDINGS - EXHIBIT C
TRACT 2803**

Findings for approval of the tentative tract map

- A. The Environmental Coordinator finds that the previously adopted Negative Declaration is adequate for the purposes of compliance with CEQA because no substantial changes are proposed in the project which will require major revision of the previous Negative Declaration, no substantial changes occur with respect to the circumstance under which the project is undertaken which will require major revision of the previous Negative Declaration, and no new information of substantial importance has been identified which was not known at the time that the previous Negative Declaration was adopted on September 11, 2001. Mitigation measures are proposed to address drainage and public services/utilities and are included as conditions of approval.
- B. As conditioned, proposed map is consistent with the San Luis Obispo County General Plan because the parcel sizes proposed are consistent with the parcel sizes allowed in the Office and Professional land use category.
- C. As conditioned, the design and improvements of the proposed tract map are consistent with the applicable county general and specific plans.
- D. As conditioned, the proposed project or use satisfies all applicable provisions of Title 21 and Title 22 of the County Code.
- E. The site is physically suitable for the type of development proposed because it is in an urban area near other similar uses and has adequate public services.
- F. The site is physically suitable for the proposed density of the development proposed because it has adequate access from public roads and does not have any topographic limitations.
- G. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat because the site is in an urban area and does not contain any significant wildlife habitat.
- H. The design of the subdivision or the type of improvement will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision; or that substantially equivalent alternate easements are provided.
- I. The proposed subdivision complies with Section 66474.6 of the State Subdivision Map Act, as to methods of handling and discharge of waste.

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**CONDITIONS - EXHIBIT D
TRACT 2803**

Approved Development

1. This approval authorizes a phased development consisting of three commercial units totaling approximately 24,000 square feet and 10 residential units totaling approximately 21,500 square feet on a 3.3 acre property composed of 5 underlying parcels. The request is also to subdivide a 40,606 square foot parcel (one of the existing five parcels) into 10 parcels ranging in size from 3,016 to 5,116 square feet for the purpose of sale and/or development.
 - i. Phase I will consist of the construction of no more than one approximately 8,000 square foot commercial building and three 2,150 square foot residences.
 - ii. Phase II will consist of the construction of no more than one approximately 8,000 square foot commercial building and four 2,150 square foot residences.
 - iii. Phase III will consist of the construction of no more than one approximately 8,000 square foot commercial building and three 2,150 square foot residences.

Access and Improvements

2. A private easement be reserved on the map for access to lots 2-10.
3. All grading shall be done in accordance with Appendix 33 of the Uniform Building Code. All lot lines shall be considered as Site Area Boundaries with slopes setback accordingly.
4. All driveways shall be constructed in accordance with County Standard Improvement Specification and Drawings. All driveways constructed on county roads require an encroachment permit.

Improvement Plans

4. The applicant shall enter into an agreement with the county for the cost of checking the map, the improvement plans if any, and the cost of the inspection of any such improvements by the county or its designated representative. The applicant shall also provide the county with an Engineer of Work Agreement retaining a Registered Civil Engineer to furnish construction phase services, Record Drawings and to certify the final product to the Department of Public Works.

Drainage

5. Submit complete drainage calculations to the County Engineer for review and approval.
6. If calculations so indicate, drainage must be retained/ detained in a drainage basin on the property. The design of the basin to be approved by the Department of Public Works, in accordance with county standards. Alternately, the applicant may demonstrate that participation in a regional drainage utility through TCSD.

7. If a drainage basin is required, the drainage basin along with rights of ingress and egress be offered for dedication to the public by certificate on the map with an additional easement reserved in favor of the owners and assigns.
8. The project shall comply with the requirements of the National Pollutant Discharge Elimination System Phase I and/or Phase II storm water program.

Utilities

9. Electric and telephone lines shall be installed underground.
10. Cable T.V. conduits shall be installed in the street.
11. Gas lines are to be installed.

Landscape Plans

12. If a drainage plan is required, then submit detailed landscaping plans in compliance with Chapter 22.16/ Section 23.04.180 et seq. to the Department of Planning and Building for review and approval **prior to filing of the final parcel or tract map**. Said plans to include location, species, size, and method of maintenance of all proposed plant materials. All proposed plant materials shall be of a drought tolerant variety and be sized to provide a mature appearance within three years of installation. Plan to include:
 - a. Drainage basin fencing.
 - b. Drainage basin perimeter landscape screening.
 - c. Landscaping for erosion control.

Additional Map Sheet

13. The applicant shall prepare an additional map sheet to be approved by the county Department of Planning and Building and the Department of Public Works. The additional map sheet shall be recorded with the final parcel or tract map. The additional map sheet shall include the following:
 - a. That the owner(s) of residential lots 1-10 are responsible for on-going maintenance of drainage basin fencing in perpetuity.
 - b. That the owner(s) of residential lots 1-10 are responsible for on-going maintenance of drainage basin adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - c. All driveways shall be constructed in accordance with County Standard Improvement Specifications and Drawings. All driveways constructed on county roads require an encroachment permit.
 - d. **Prior to issuance of construction permits for each of the commercial buildings**, submit a site plan, landscape plan, and elevation plan to the Templeton Area Advisory Group for review and to the Department of Planning and Building for review and approval. The commercial buildings must comply with all of the guidelines found within the Templeton Design Guidelines unless prohibited by specific site or design constraints.

Covenants, Conditions and Restrictions

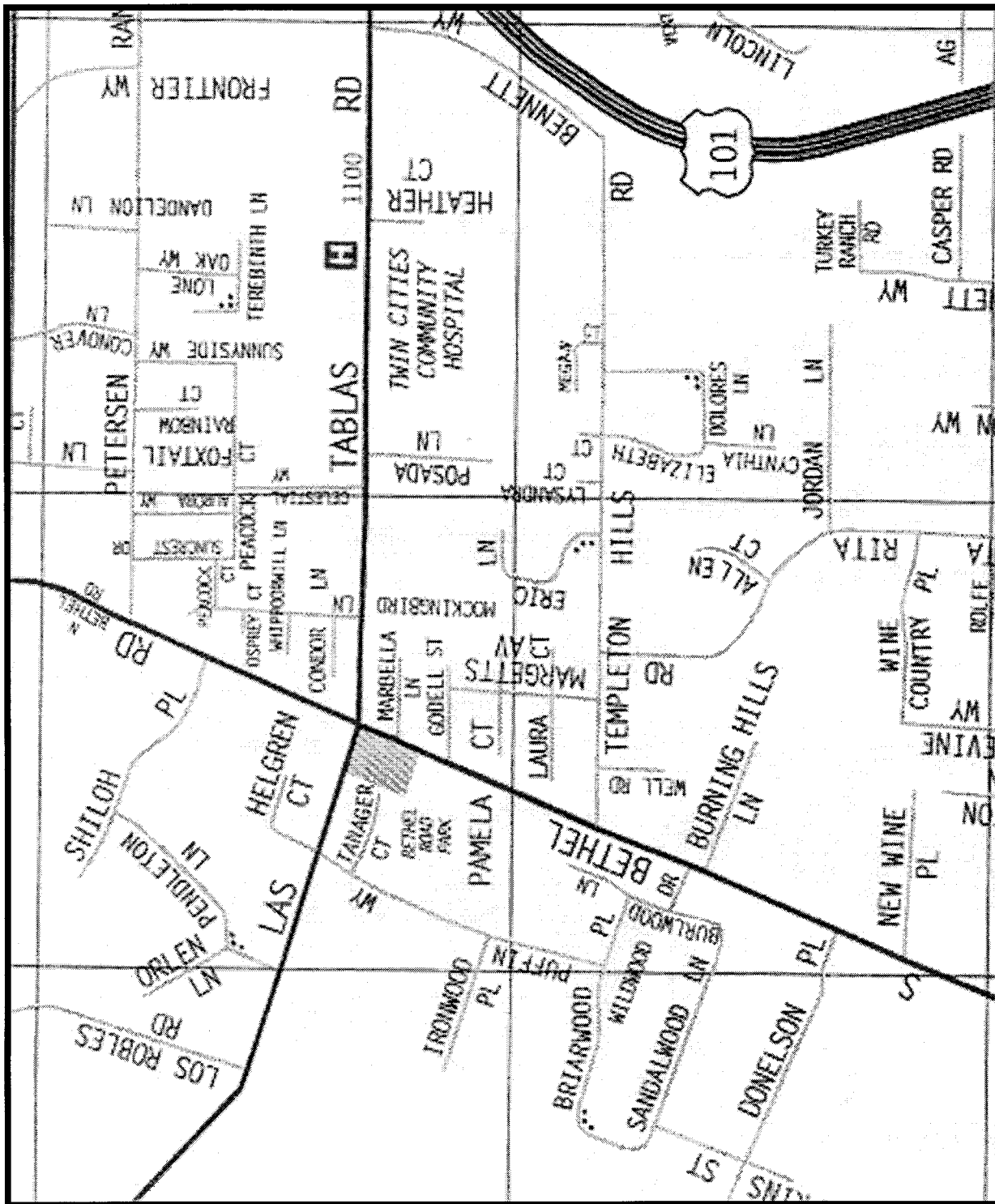
15. The developer shall submit proposed covenants, conditions, and restrictions for the subdivision to the county Department of Planning and Building for review and approval. The CC&R's shall provide at a minimum the following provisions:
 - a. On-going maintenance of drainage basin fencing in perpetuity.
 - b. On-going maintenance of drainage basin adjacent landscaping in a viable condition on a continuing basis into perpetuity.
 - c. Maintenance of drainage basin landscaping.
 - d. Maintenance of all local streets within the subdivision.
 - e. Future buyers of any of the lots shall be required to read the
16. **Quimby fees** - Unless exempted by Chapter 21.09 of the county Real Property Division Ordinance or California Government Code section 66477, prior to filing of the map, the applicant shall pay the in-lieu" fee that will be used for community park and recreational purposes as required by Chapter 21.09. The fee shall be based on the total number of new parcels or remainder parcels shown on the map that do not already have legal residential units on them.
17. **Fire Protection** - The applicant shall obtain a fire safety clearance letter from the Templeton Fire Department establishing fire safety requirements prior to finalizing the map.
18. **Affordable Housing Fee** - Prior to recording the final map, the applicant shall pay an affordable housing in-lieu fee of 3.5 percent of the adopted public facility fee effective at the time of recording for each residential lot. This fee shall not be applicable to any official recognized affordable housing included within the residential project.
19. **Miscellaneous**
 - a. This subdivision is also subject to the standard conditions of approval for all subdivisions using community water and community sewer, a copy of which is attached hereto and incorporated by reference herein as though set forth in full.
 - b. The applicant must apply to the Department of Planning and Building for approval of new street names.
 - c. All time frames on approved tentative maps for filing of final tract maps are measured from the date the hearing body approves the tentative map, not from any date of possible reconsideration action.

STOCK APPROVAL CONDITIONS FOR SUBDIVISIONS
WITH COMMUNITY WATER AND SEWER

1. Community water and fire protection is to be obtained from the community water system.
2. Operable water facilities from an approved community water source shall be assured prior to the filing of the final map. A "will serve" letter shall be obtained and submitted to the county Health Department for review and approval stating there are operable water facilities immediately available for connection to the parcels created. Water main extensions and related facilities (except well(s) may be bonded subject to the approval of the County Engineer and the public water utility.
3. No residential building permits are to be issued until the community (public) water system is operational with a domestic water supply permit issued by the county Health Officer.
4. In order to protect the public safety and prevent possible groundwater pollution, any abandoned wells on the property shall be destroyed in accordance with the San Luis Obispo County Well Ordinance Chapter 8.40, and county Health Department destruction standards. The applicant is required to obtain a permit from the San Luis Obispo County Health Department.
5. When a potentially operational or operational existing well(s) is located on the parcels created and approved community water is proposed to serve the parcels, the community water supply shall be protected from real or potential cross-contamination by means of an approved cross-connection control device installed at the meter or property line service connection prior to occupancy. (Chapter 8.30, San Luis Obispo County Ordinance)
6. Sewer service shall be obtained from the community sewage disposal system.
7. Prior to the filing of the map a "will serve" letter be obtained and submitted to the county Health and Planning Departments for review and approval stating that community sewer system service is available for connection to the parcels created. Sewer main extensions may be bonded for, subject to the approval of the County Engineer and sewer district.
8. No building permits are to be issued until community sewers are operational and available for connection.
9. An encroachment permit be obtained from the County Engineer for any work to be done within the county right-of-way.
10. An encroachment permit be obtained from the California Department of Transportation for any work to be done on the state highway.
11. Any existing reservoir or drainage swale on the property shall be delineated on the map.
12. Prior to submission of the map checkprints to the county Engineering Department, the project must be reviewed by all applicable public utility companies and a letter be obtained indicating required easements.

13. Required public utility easements be shown on the map.
14. Approved street names must be shown on the map.
15. The applicant must comply with state, county and district laws/ordinances applicable to fire protection and consider increased fire risk to area by the subdivision of land proposed.
16. The developer submit a preliminary subdivision guarantee to the County Engineer for review prior to the filing of the map.
17. Any private easements on the property must be shown on the map with recording data.
18. All conditions of approval herein specified, unless otherwise noted, are to be complied with prior to the filing of the map.
19. After approval by the review authority, compliance with the preceding conditions will bring the proposed subdivision in conformance with the Subdivision Map Act and county ordinances.
20. A map shall be filed in accordance with Subdivision Map Act and county ordinance prior to sale, lease, or financing of the lots proposed by the subdivision.
21. A tentative map will expire 24 months from the effective date of the approval. Tentative maps may be extended. Written requests with appropriate fees must be submitted to the Planning Department prior to the expiration date. The expiration of tentative maps will terminate all proceedings on the matter.

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EXHIBIT

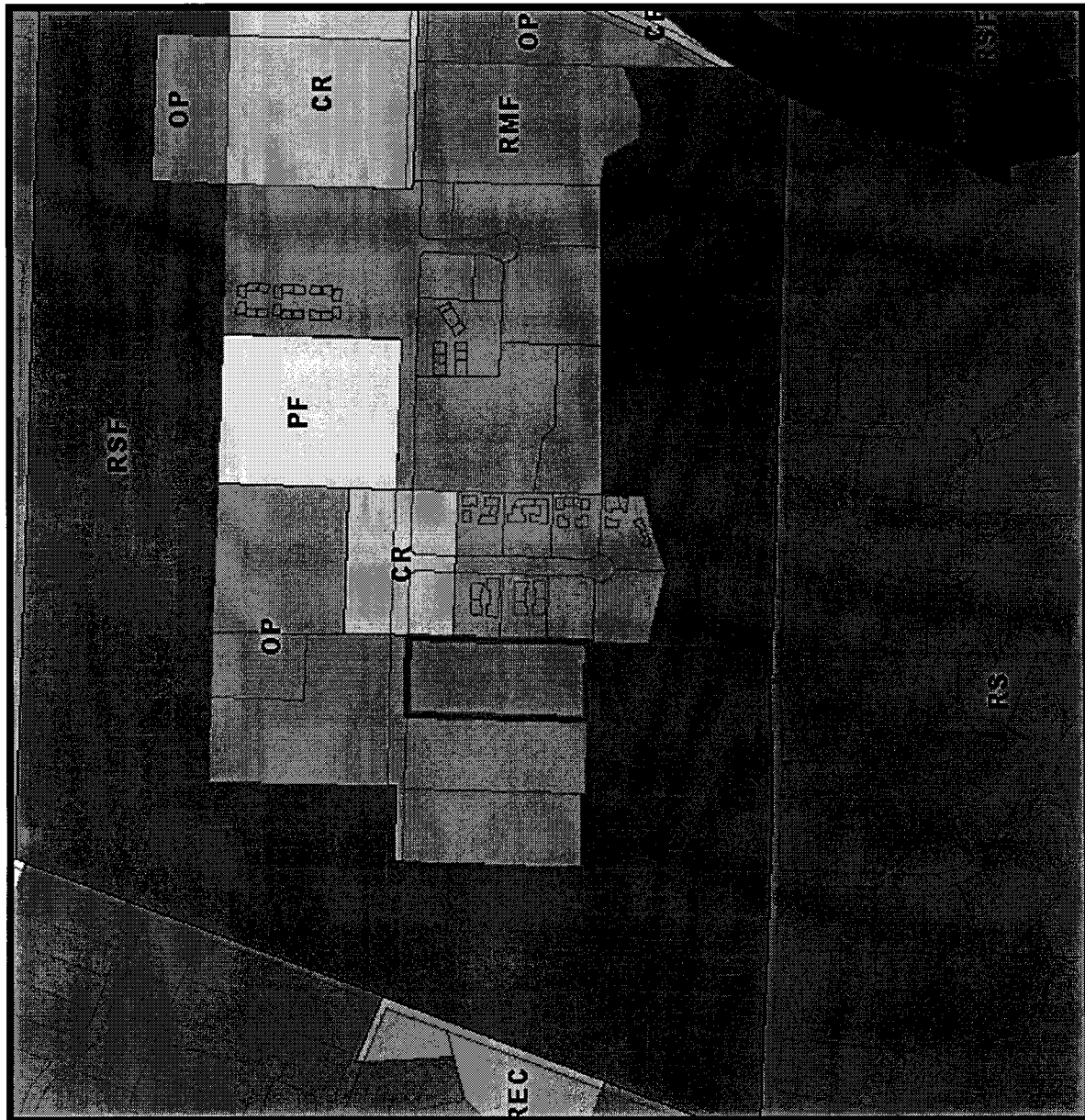
Vicinity Map



PROJECT

Tract Map and Conditional Use Permit
Sani; TR2005-00052

2-27



EXHIBIT

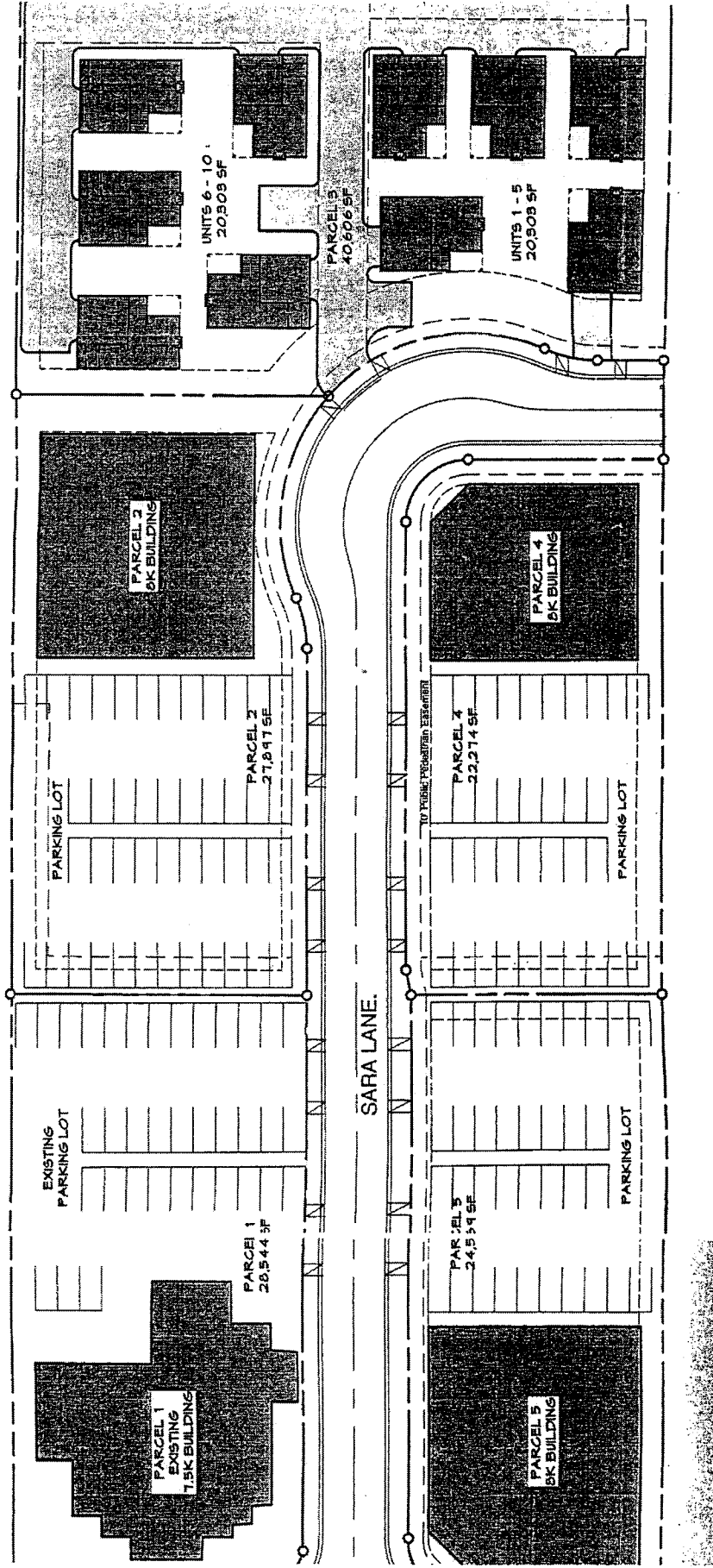
Land Use Map



PROJECT

Tract Map and Conditional Use Permit
Sani; TR2005-00052

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PROJECT

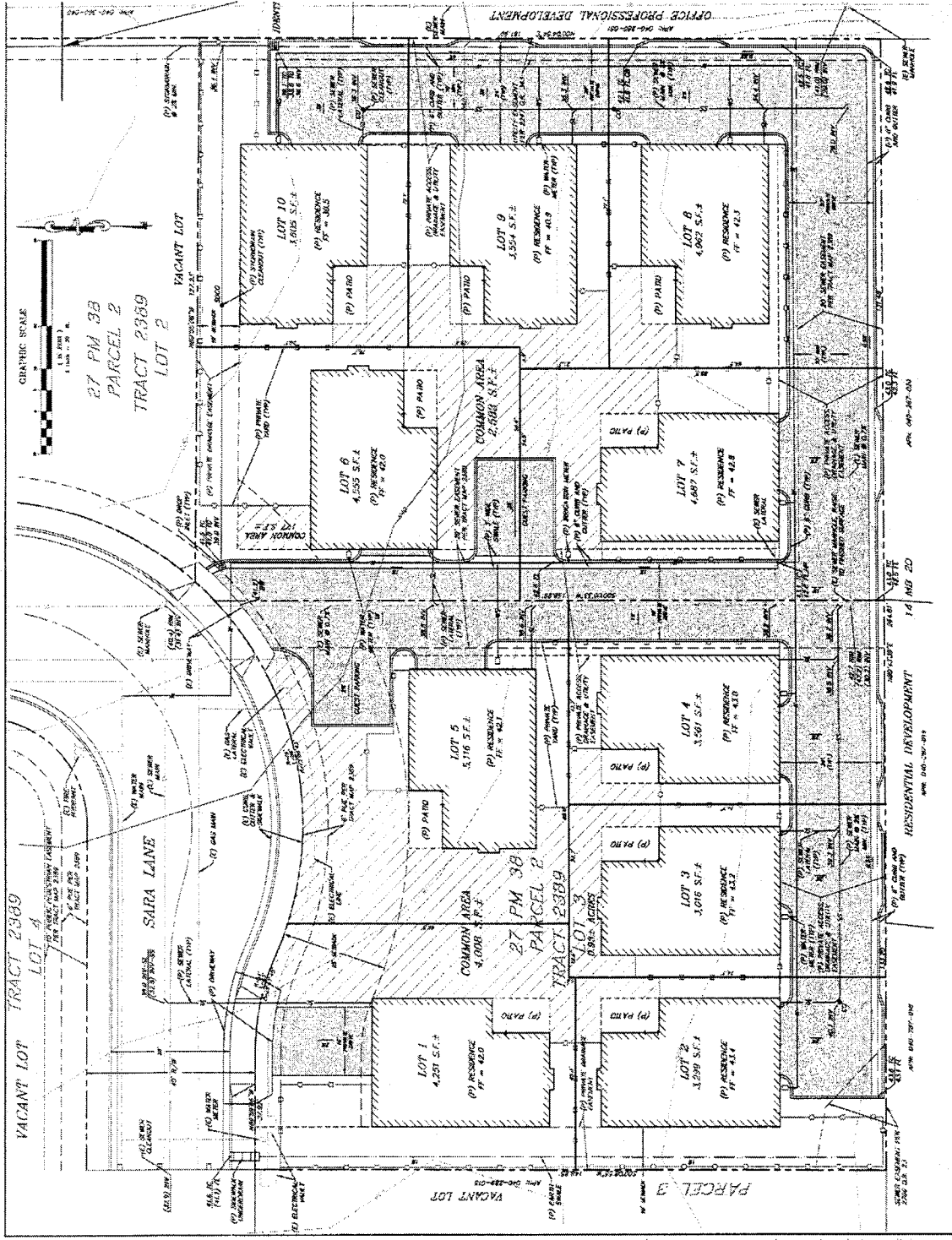
Tract Map and Conditional Use Permit
Sani; TR2005-00052

EXHIBIT

Site Plan



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PROJECT

Tract Map and Conditional Use Permit

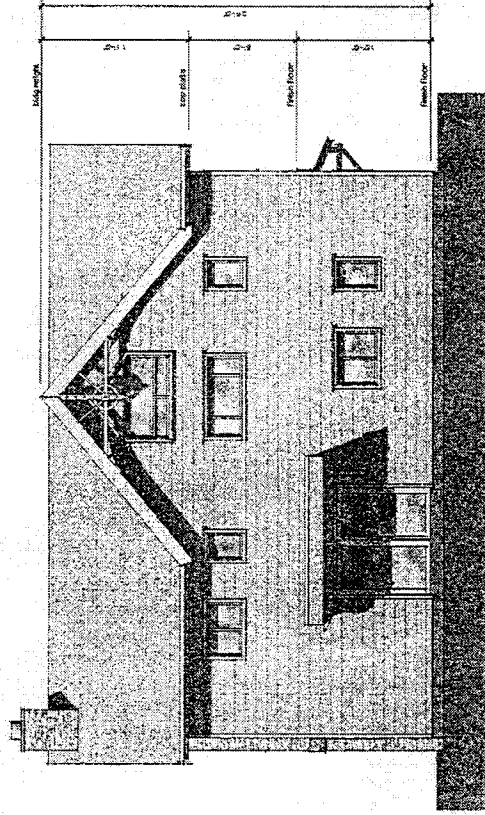
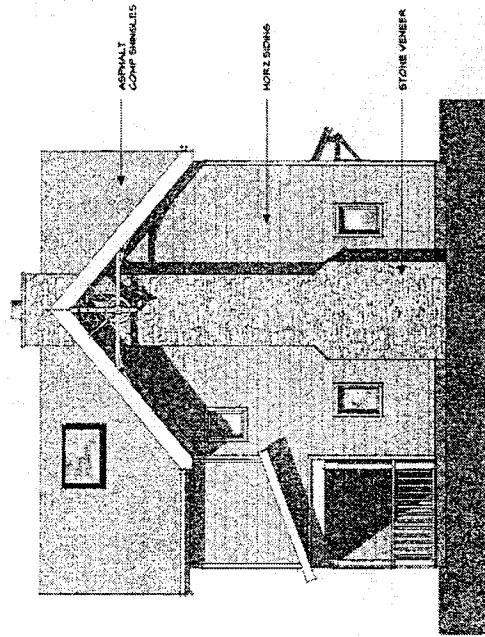
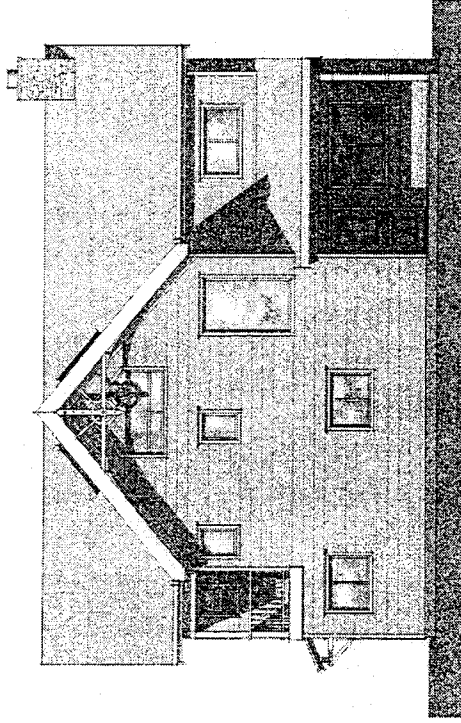
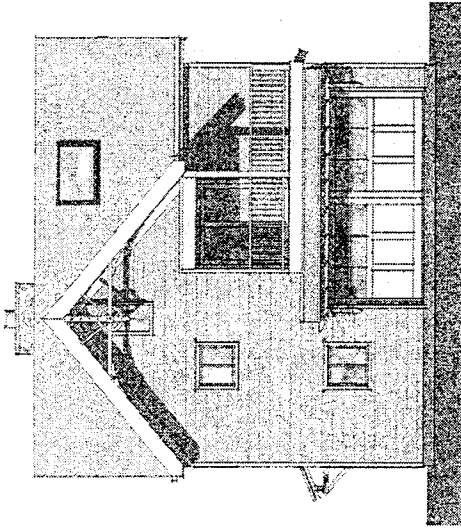
Sani; TR2005-00052

EXHIBIT

Tract Map



2-30



PROJECT

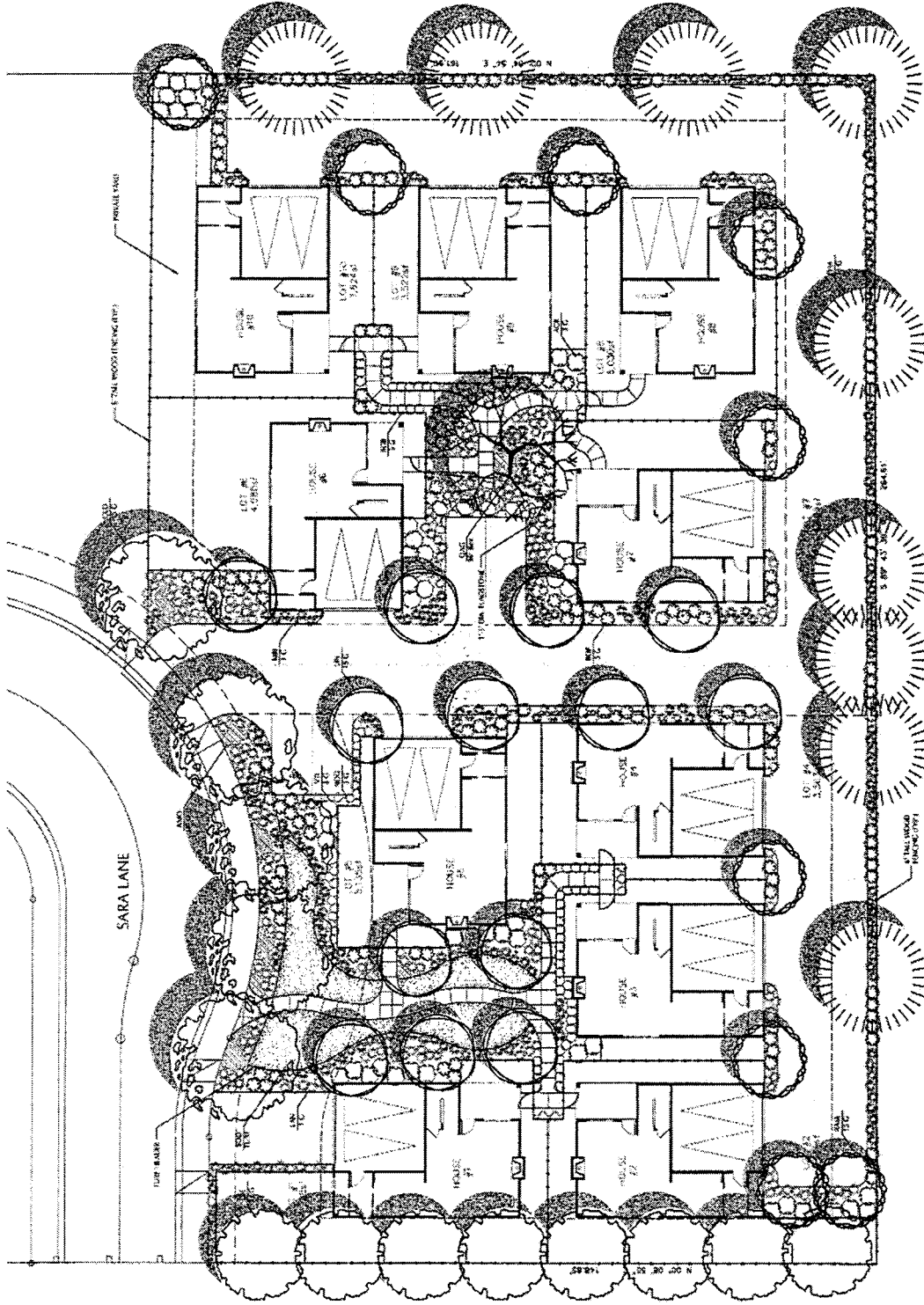
Tract Map and Conditional Use Permit
Sani; TR2005-00052

EXHIBIT

Elevation



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PROJECT

Tract Map and Conditional Use Permit
Sani; TR2005-00052

EXHIBIT

Landscape Plan



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COUNTY OF SAN LUIS OBISPO
NEGATIVE DECLARATION ADDENDUM

FOR OFFICIAL USE ONLY ()

ENVIRONMENTAL DETERMINATION NO.: ED05-307
DATE: February 3, 2006
PROJECT/ENTITLEMENT: Sani Vesting Tentative Tract Map
APPLICANT NAME: Javad Sani
ADDRESS: 1315 Las Tablas Road, Templeton, CA
CONTACT PERSON: Josh LeBombard; Telephone: 805-781-1431

PROPOSED USES/INTENT: The originally proposed Negative Declaration issued on January 12, 2001 for a request to subdivide an existing 4.1 acre parcel into five parcels of 37,883, 33,244, 40,646, 34,046, and 22,462 square feet each for the purpose of sale and/or development. The project also consisted of the request to allow for an adjustment of road dedication standards. The proposed project is to allow a phased development consisting of three commercial units totaling approximately 24,000 square feet and 10 residential units totaling approximately 21,500 square feet on a 3.3 acre property composed of 5 underlying parcels. The request is also to subdivide a 40,606 square foot parcel (one of the existing five parcels) into 10 parcels ranging in size from 3,016 to 5,116 square feet for the purpose of sale and/or development. The proposed project was built in to the assumptions of potential development when the Negative Declaration was prepared for the initial subdivision of this property, therefore, no new impacts are anticipated.

LOCATION: 1315 Las Tablas Road in the community of Templeton.

FINDINGS: Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162), the Lead Agency may prepare an addendum to an adopted negative declaration where all of the following apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration.

Based on staff's determination that all of the above conditions apply, an addendum to the adopted Negative Declaration is appropriate. The basis for this conclusion is described in the following section. In addition, please refer to the original Negative Declaration for further discussion about all potentially significant issues originally identified for the proposed project.

BASIS FOR ADDENDUM: This project is the exact same project that was addressed in Mitigated Negative Declaration ED00-333 and adopted by the San Luis Obispo County Board of Supervisors on September 11, 2001. The approved project (TR2389) expired on September 11, 2003 after the majority of the required improvements were completed. No environmental issues within this area have arisen since the adoption of ED00-333.

LEAD AGENCY: County of San Luis Obispo

ADDITIONAL INFORMATION: Additional information pertaining to this environmental determination may be obtained by contacting the following person at the County Planning and Building Department, County Government Center, Room 310, San Luis Obispo, CA 93408-2040 or (805) 781-5600.

JOSH LEBOMBARD
Project Manager (print)

[Signature]
Signature

2/3/06
Date

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COUNTY OF SAN LUIS OBISPO
NOTICE OF DETERMINATION AND
NEGATIVE DECLARATION

For Official Use Only (jb)

ENVIRONMENTAL DETERMINATION NO. ED00-333

DATE: JANUARY 12, 2001

PROJECT DESCRIPTION

APPLICANT/ENTITLEMENT: Sani Parcel Map; S990114T/TR-2389

PLANNING AREA: Salinas River, Templeton Urban Area

LAND USE CATEGORY: Office and Professional

PARCEL SIZE: Approximately 4.21 acres

NUMBER AND SIZE OF PROPOSED PARCELS: Five parcels ranging from 0.62 to 1.01 acres each

LOCATION: On the south side of Las Tablas Road, approximately 1/4 mile west of Heather Court, in the community of Templeton

PROPOSED USES/INTENT: A request to subdivide an existing 4.1 acre parcel into five parcels ranging from 0.62 to 1.01 acres each for the sale and/or development of each proposed parcel

APPLICANT: Javad Sani; Templeton, CA

ENVIRONMENTAL SETTING

TOPOGRAPHY:

Nearly level to gently sloping

VEGETATION:

Grasses; forbs; ornamentals

SOIL TYPE:

Gazos shaly clay loam; Lockwood-Conception complex

SOIL CHARACTERISTICS:

Moderately to not well drained; high erodibility; moderate shrink-swell potential;

GEOLOGIC HAZARDS:

Low landslide potential; low to moderate liquefaction potential

FIRE HAZARD:

High

WATER SUPPLY:

To be provided by Templeton Community Services District

SEWAGE DISPOSAL:

To be provided by Templeton Community Services District

EXISTING USES:

Medical/Professional Offices; undeveloped

SURROUNDING USES:

Single family residences; Professional Offices; undeveloped

ADDITIONAL INFORMATION

Additional information pertaining to this environmental determination may be obtained by contacting the Department of Planning and Building - Environmental Division, County Government Center, Room 310, San Luis Obispo, CA 93408-2040, (805) 781-5600.

STATEMENT OF FINDINGS

The Environmental Coordinator, after completion of the initial study, finds that there is no substantial evidence that the project may have a significant effect on the environment, and the preparation of an Environmental Impact Report is not necessary. Therefore, a Negative Declaration (pursuant to Public Resources Code Sections 21108, 21151 & 21167) is proposed.

ACTION TAKEN

On 20 , the San Luis Obispo County Board of Supervisors/Planning Commission/Staff, having considered the Environmental Coordinator's action, approved/denied this project.--

A copy of the Negative Declaration is available for review from the San Luis Obispo County Clerk, 1144 Monterey Street, Suite A, San Luis Obispo, CA 93408-2040.

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California Department of Fish and Game
CERTIFICATE OF FEE EXEMPTION
De Minimis Impact Finding

PROJECT TITLE & NUMBER: Sani Tract Map (S9901147) (TR 2389)

Project Applicant

Name: Javed Sani
Address: P.O. Box 885
City, State, Zip Code: Templeton, Ca. 93465
Telephone #: 434-2533

PROJECT DESCRIPTION/LOCATION: See attached Notice of Determination

FINDINGS OF EXEMPTION:

There is no evidence before this agency that the proposed project has the potential for adverse effect on wildlife resources for one or more of the following reason(s):

- (☒) The project is located in an urbanized area that does not contain substantial fish or wildlife resources or their habitat.
- (☒) The project is located in a highly disturbed area that does not contain substantial fish or wildlife resources or their habitat.
- (☒) The project is of a limited size and scope and is not located in close proximity to significant wildlife habitat.
- () The applicable filing fees have/will be collected at the time of issuance of other County approvals for this project. Reference Document Name and No. _____.
- () Other: _____

CERTIFICATION:

I hereby certify that the lead agency has made the above findings of fact and that, based upon the initial study and the hearing record, the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.

Ellen Carroll
Ellen Carroll, Environmental Coordinator
County of San Luis Obispo

Date: 1/12/2001

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COUNTY OF SAN LUIS OBISPO
INITIAL STUDY SUMMARY - ENVIRONMENTAL CHECKLIST

Project Title & No. Sani Tract Map (5990114T) (TR 2389)

Project Environmental Analysis

The County's environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes staff's on-site inspection of the project site and surroundings and a detailed review of the information in the file for the project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geologic information, significant vegetation and/or wildlife resources, water availability, wastewater disposal services, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. The Environmental Division uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project. Persons, agencies or organizations interested in obtaining more information regarding the environmental review process for a project should contact the County of San Luis Obispo Environmental Division, Rm. 310, County Government Center, San Luis Obispo, CA, 93408-2040 or call (805) 781-5600.

Initial Study Reference and Agency Contacts: The following reference materials are used in the environmental review for each project and are hereby incorporated by reference into the Initial Study.

- Project File for the Subject Application
- County General Plan (Inland & Coastal, including all maps & elements)
- County Land Use Ordinance
- Area of Critical Concerns Map
- Fire Hazard Severity Map
- Natural Species Diversity Database
- Areas of Special Biological Importance Map
- Archaeological Resources Map
- Natural Resources Conservation Service Soil Survey for San Luis Obispo County
- Flood Hazard Maps
- Airport Land Use Plans
- Other special studies, reports and existing EIRs as appropriate

In addition to the above, the County Planning or Environmental Division have contacted responsible and trustee agencies for their comments on the proposed project. With respect to the subject application, the following agencies have been contacted (marked with an "X") or have responded (marked with "XX"):

- | | |
|--|---|
| <input checked="" type="checkbox"/> County Engineering Department | <input type="checkbox"/> CA Department of Fish and Game |
| <input checked="" type="checkbox"/> County Environmental Health Division | <input type="checkbox"/> CA Department of Forestry |
| <input type="checkbox"/> County Planning Division | <input type="checkbox"/> CA Department of Transportation |
| <input type="checkbox"/> County Agricultural Commissioner's Office | <input type="checkbox"/> Regional Water Quality Control Board |
| <input type="checkbox"/> County Airport Manager | <input type="checkbox"/> CA Coastal Commission |
| <input type="checkbox"/> Airport Land Use Commission | <input checked="" type="checkbox"/> <u>Templeton</u> Community Service District |
| <input type="checkbox"/> Air Pollution Control District | <input type="checkbox"/> Other _____ |
| <input checked="" type="checkbox"/> County Sheriff's Department | |

Checklist Identification of Mitigations for Potential Impacts: The checklist provides the identification and summary of the project's potential environmental impacts. Where potential impacts require mitigation, the following list of mitigations explains how the identified potential environmental impacts can and will be avoided or substantially lessened:

5990114T

2-37

- A. The project has been changed to avoid or substantially lessen environmental impacts. Where changes require explanation, the change(s) will be discussed in the Special Environmental Considerations section or attached material following the checklist.
- B. The project is subject to standards and requirements of the Land Use Element/Land Use Ordinance and/or other County ordinances that include provisions to avoid or substantially lessen environmental impacts. These provisions are requirements that must be incorporated into the project.
- C. The project is subject to state and/or federal regulations, laws and/or requirements that include provisions to avoid or substantially lessen environmental impacts. The project must incorporate the above provisions in order to be in compliance with Federal or State law.
- D. A special mitigation plan to avoid or lessen environmental impacts has been agreed to by the applicant. This will be noted on the checklist and, if necessary, discussed in an attachment to the checklist.

COUNTY OF SAN LUIS OBISPO INITIAL STUDY CHECKLIST

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

I. BIOLOGICAL RESOURCES

- A. Wildlife
- B. Vegetation
- C. Habitat Area
- D. Rare and/or Endangered Species
- E. Unique or Fragile Biotic Community
- F. State Area of Special Biological Importance
- G. Riparian/Wetland Area
- H. Other: _____

() () () ()
() () () ()
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() () () ()
() () () ()

Mitigation: A ___ B ___ C ___ D ___

() See attached exhibits: () Developer's Statement; () Agency Response _____
() Revised Plans; () Designated Bldg Sites

() See Special Environmental Considerations

() See Document in file _____

II. DRAINAGE, EROSION AND SEDIMENTATION

- * A. Increased Storm Water Runoff
- * B. Erodible Soils/Erosion
- * C. Poorly Drained Soils
- D. Sedimentation
- E. Contributes to Existing Drainage Problem
- F. Alters Existing Drainage Course or Waterway
- G. Other: _____

() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()

Mitigation: A ___ B ☒ [see LUO sec.22.05.032(CZLUO 23.05.032); C ___ D ___
22.05.034(CZLUO 23.05.034)]

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Sedimentation & Erosion Control/Drainage Plan

() See Special Environmental Considerations

() See Document in file _____

80

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

- A. Landslide Hazard
- B. Seismic Hazard
- C. Topographic Alteration; Grading for Building__, Driveways__, Roads__, Other ____
- D. Soil Expansion
- E. Steep Slopes
- F. Other: _____

☐ ☐ ☒ ☐
☐ ☐ ☒ ☐
☐ ☐ ☒ ☐
☐ ☐ ☒ ☐
☐ ☐ ☒ ☐

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Sed./Erosion Control Plan; () Revised Plans; () Designated Bldg Sites
 () See Special Environmental Considerations
 () See Document in file _____

- A. Groundwater Quantity
- B. Groundwater Quality
- C. Surface Water Quantity
- D. Surface Water Quality
- E. Stream Flow Change
- F. Change to Estuarine Environment
- G. Other:

() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()
() () () ()

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
() Hydrology Report
() See Special Environmental Considerations
() See Document in file _____

- A. Hazardous Materials
- B. Groundwater Pollution
- C. Surface Water Pollution
- D. Increase in Existing Noise Levels
- E. Exposure of People to Severe Noise Levels
- F. Substantial Air Emissions
- G. Deterioration of Ambient Air Quality
- H. Creation of Objectionable Odors
- I. - Other: _____

[illegible]

() See attached exhibit(s): () Developer's Statement; () Agency Response _____
 () Hydrology/Noise Study
 () See Special Environmental Considerations
 () See Document in file _____

21

2-39

Not Applicable
Insufficient Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

VI. TRAFFIC

- * A. Increase in Vehicle Trips () () () ()
- * B. Reduced Levels of Service on Existing Public Roadways () () () ()
 - C. Limited or Unsafe Access () () () ()
 - D. Creates Unsafe Conditions on Public Roadways () () () ()
- * E. Areawide Traffic Circulation () () () ()
- F. Internal Traffic Circulation () () () ()
- G. Other: () () () ()

Mitigation: A ___ B ☒ [see Co. Code Title 13.01.010-.060; Templeton Circulation Fee]; C ___ D ___
 () See attached exhibit(s): () Developer's Statement; () Agency Response
 () Traffic Study
 () See Special Environmental Considerations
 () See Document in file

VII. PUBLIC SERVICES

- A. Fire Protection Services () () () ()
- B. Police/Sheriff Services () () () ()
- * C. Schools () () () ()
- D. Community Wastewater () () () ()
- E. Community Water Supply () () () ()
- F. Solid Waste Disposal () () () ()
- G. Onsite Wastewater () () () ()
- H. Onsite Water () () () ()
- I. Other: () () () ()

Mitigation: A ___ B ☒ (School Fee, Countywide Fee) C ___ D ___
 () See attached exhibit(s): () Developer's Statement; () Agency Response
 () See Special Environmental Considerations
 () See Document in file

VIII. AESTHETIC/CULTURAL RESOURCES

- A. Visual Impact from Public Roadway () () () ()
- B. Increased Light or Glare () () () ()
- C. Alters Important Scenic Vista () () () ()
- D. Archaeological Resources () () () ()
- E. Historic Resources () () () ()
- F. Other: () () () ()

Mitigation: A ___ B ___ C ___ D ___
 () See attached exhibit(s): () Developer's Statement; () Agency Response
 () Visual Analysis; () Revised Plans; () Landscape Plan; () Designated Bldg Sites
 () See Special Environmental Considerations
 () Document in file

562

Not Applicable
Insignificant Impact
Impact Can & Will be Mitigated
Potentially Significant Impact

A. Creates Substantial Demand for Housing
B. Uses Substantial Amount of Fuel or Energy
C. Encourages Growth Beyond Resource Capacities
D. Other: _____

() () () ()
() () () ()
() () () ()
() () () ()

() See Document in file _____

A. Eliminates Valuable Mineral Resources
B. Prime Agricultural Soils
C. Conflicts with Existing Agricultural Area
D. Change from Agriculture to Other Uses
E. Other: _____

() () () ()
() () () ()
() () () ()
() () () ()
() () () ()

() See Document in file _____

A. Growth Inducing Effects

B. Precedent for Change in Area Land Use

C. Cumulative Effects: _____

[illegible]

D. Other: _____

() () () ()

() See Document in file _____



UXL or JL 2-41
SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING
GENERAL SERVICES

05 SEP -6 PM 1:07

19
VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

FROM:

TO:

FROM:

TO:

8/31/05 9/15/05

Parks

North County Team Planners

(Please direct response to the above)

SAN I
TRACT 2706

SUB 2005-00052

Project Name and Number

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNER

PROJECT DESCRIPTION:

* Tract Map 2706 W/ CUP. Subdivide 3.3 acres into 5 lot tract & build 10 SFR. Located off Sara Ln. in Templeton. APN- 040-289-016.

Return this letter with your comments attached no later than:

9/16/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒ YES
☐ NO

(Please go on to Part II)

(Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☒ NO
☐ YES

(Please go on to Part III)

(Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

REQUIRE PAYMENT OF QUMBY FEES AND APPLICABLE BUILDING
DIVISION FEES

9/15/05
Date

SHAUN COOPER
Name

781-4388
Phone



JXL

2-42

SAN LUIS OBISPO COUNTY

DEPARTMENT OF PLANNING AND BUILDING

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE: 8/31/05
TO: Leonard Mansell
FROM: North County Team Planners
(Please direct response to the above)

SAN I
TRACT 2706
SUB 2005-00052
Project Name and Number

Development Review Section (Phone: 781- 788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNERS

PROJECT DESCRIPTION: * Tract Map 2706 W/ CUP. Subdivide 3.3 acres into 5 lot tract & build 10 SFR. Located off Sara Ln. in Templeton. APN- 040-289-016.

Return this letter with your comments attached no later than: 9/16/05

PART I IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?
✓ YES (Please go on to Part II)
NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?
✓ NO (Please go on to Part III)
YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

Legal Parcel- Parcel #2 of Parcel Map 0277-381.
- Ask C.D.F. if road name needed for common drive.

9/7/05
Date 9/12/05

Victor Holanda
Name Leonard Mansell

781-4660
Phone 5199

GENERAL APPLICATION FORM

San Luis Obispo County Department of Planning and Building

File No 2-43

APPLICATION TYPE CHECK ALL THAT APPLY

- ☐ Public Lot ☐ Parcel Map ☒ Tract Map ☐ Receiving Site
☐ Condominium (new or conversion) ☐ Road Abandonment
☐ Road Name ☐ Reconsideration ☐ Cluster ☐ PUD
☒ Conditional Use Permit/Development Plan

APPLICANT INFORMATION Check box for contact person assigned to this project

☐ Landowner Name Javad N. Sani M.D. Daytime Phone _____
Mailing Address 1315 Las Tablas Rd, Templeton Zip 93465
Email Address: _____

☐ Applicant Name Same as above Daytime Phone _____
Mailing Address _____ Zip _____
Email Address: _____

☒ Agent Name Pults & Associates (Mr. Kim Hatch) Daytime Phone (805) 541-5604
Mailing Address 3450 Broad Street, Suite 106 SLO Zip 93401
Email Address: khatch@pults.com

PROPERTY INFORMATION

Total Size of Site: 143,800 S.F. (3.3 ac) Assessor Parcel Number(s): 040-289-016

Legal Description: Tract 2706 Lot 3

Address of the project (if known): Sara Lane, Templeton

Directions to the site - describe first with name of road providing primary access to the site, then nearest roads, landmarks, etc.: Highway 101 to Las Tablas Rd to Sara Ln

Describe current uses, existing structures, and other improvements and vegetation on the property:
Vacant lot

PROPOSED PROJECT

Conditional Use Permit and Tract map to
Describe the proposed project (inc. size of all proposed parcels): Build 10 SFR in the office/
professional zone as a subordinate use in a 5 lot tract. Tract size is 3.3 acres.
Lot 3 size is .93 acres.

LEGAL DECLARATION

I, the owner of record of this property have completed this form accurately and declare that all statement here are true. I do hereby grant official representatives of the county authorization to inspect the subject property.


Property owner signature Javad N. Sani Date 8/23/05

FOR STAFF USE ONLY

Minimum Parcel Size: _____ ☐ sq. feet ☐ acres ☐ by PAS? ☐ by Ordinance?



**Southern
California
Gas Company**

A  Semptra Energy company

JXL
244

SEP 16 2005
11:41 AM
SLO 5516-1

September 16, 2005

North Co. Team
San Luis Obispo County
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

**Southern California
Gas Company**

1171 More Ranch Rd
Goleta, CA

**Subject: Tract 2706
S/o Roya Ave & Sarha Ct
SoCalGasCo. Atlas Number SLO 5516-1**

Mailing Address:
P. O. Box 818
Goleta, CA
93116-0818
ML9360

*tel 805-681-8029
fax 805-681-8018*

The Gas Co. has no issues with serving this project.

This letter is not to be interpreted as a contractual commitment to serve this proposed project, but only as an information service. Its intent is to notify you that Southern California Gas Company has adequate natural gas supply and facilities in the area where this project is proposed. This proposal **can** be serviced **without** significant impact on the environment from the existing **2" Medium pressure main in Sarha Ct and/or Roya Ave.**

Service would be in accordance with our policies and extension rules on file with the California Public Utilities Commission at the time contractual arrangements are made. The availability of natural gas service, as set forth in this letter, is based on present conditions of gas supply and regulatory policies. As a public utility, Southern California Gas Company is under the jurisdiction of the California Public Utilities Commission. We can also be affected by actions of federal regulatory agencies. Should these agencies take any action, which affects gas supply, or the condition under which service is available, gas service will be provided in accordance with the revised conditions.

Please phone **Mr. Kevin Blasser, our New Business Project Manager at (818-700-3693)**, if you have any questions. It may require up to 90 days to process your application for the installation of gas lines in your project.

Sincerely,



Edward C. Hale
Southern California Gas Company
Technical Services, North Region

cc: K. Blasser NBPM, Santa Maria District.
City Correspondence File



2-45

206 5th Street, P.O. Box 780
Templeton, CA 93465
805/434-4911
fax 805/434-4820
tfd@templetoncsd.org

Greg O'Sullivan, Fire Chief

9-12-05

North County Team
Department of Planning and Building
County Government Center
San Luis Obispo, CA 93408

I have reviewed a proposed subdivision and development plan by Jarad Sani (T2706, SUB2005-00052) within the Templeton Community Services District boundaries. This development, if approved, would allow the construction of 10 single-family residences.

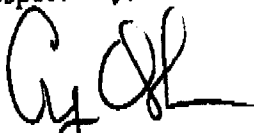
1. Portions of the property appear to be in excess of the required 400' spacing for fire hydrants. Fire Chief will determine the need and location of additional hydrant(s) at time construction plans are submitted. Both on/off-site hydrants installed must meet minimum flows required based on table III-A of the Uniform Fire Code.
2. The information provided indicates the applicant will be improving a private road. Road widths shall be so constructed so to provide a minimum twenty-foot fire access road (CFC 902.2.2.1). This road can be incorporated with the improved roads, however the fire lane shall be maintained free and unobstructed. No parking may be required to meet this standard; painting of curbs and posting of signs may be required to meet this requirement.
3. Building addresses shall be posted in minimum 4" high numbers mounted on a contrasting surface. A monument sign on Sara Lane will be required to identify the addresses of the structures within the project, as well as one at the "T" intersection of the private road indicating which addresses are in which direction. Size of letters/numbers to be approved by the fire department.
4. Roads and fire protection systems (i.e. fire hydrants) shall be in place prior to any vertical construction.
5. Per TCSD Ordinance 2002-6, all structures will be required to be fire safety sprinklered using NFPA 13D and Templeton Fire Department guidelines as the standard for design and installation. Plans for said fire sprinkler system shall be reviewed, approved and stamped by a Fire Protection Engineer (FPE) prior to being submitted to the Department. Any mainlines that will feed the sprinkler system shall be inspected by the Fire Department prior to any backfill.
6. Hammerhead turnarounds will be required for house #2 and house #10.

2-46

7. Other fire protection measures will be required when specific plans are submitted.

Please note nothing contained herein abrogates any more restrictive requirements by other agencies having jurisdiction. Should you have any further questions, please do not hesitate to call.

Respectfully,



Greg O'Sullivan
Fire Chief

2-47

TEMPLETON COMMUNITY SERVICES DISTRICT

BOARD OF DIRECTORS
John T. Gannon, President
Robert Bergman, Vice-President
David Brooks, Director
Judy Dietch, Director
Kevin Hunt, Director



STAFF
William Van Orden, General Manager
Laurie Ion, Administrative &
Recreation Supervisor
Richard Dolling, Utilities Supervisor
Greg O'Sullivan, Fire Chief

P.O. Box 780 • 420 Crocker Street • Templeton, California 93465 • FAX (805) 434-4820 • (805) 434-4900

January 21, 2005

Dr. Javad N. Sani
P.O. Box 885
Templeton, CA 93465

RE: CONDITIONAL WILL SERVE COMMITMENT - FEES OWED FOR FIRE FACILITIES & PARK FACILITIES FEES - PRIOR TO THE ISSUANCE OF A SLO COUNTY BUILDING PERMIT

Water and Sewer Service to San Luis Obispo County Tract 2706, APN#040-289-016, (formerly #041-281-065), 1315 Las Tablas Road, Templeton, CA

Dear Dr. Sani,

Pursuant to your completed application for water and sewer service for the above-described Assessor's Parcel Number, the Templeton Community Services District hereby provides you with a will serve commitment for 27 water and 27 sewer units for such premises. This will serve commitment is subject to the provisions of District Ordinance No. 93-07, as it may be amended from time to time, and other District ordinances, rules and regulations concerning water and sewer service, as such may be amended from time to time.

This will serve commitment obligates the District to provide water and sewer service to the above premises to the extent that water and sewer service applications for such premises propose no more units of use than are stated above. The will serve commitment is not transferable to any other property. Requests for refunds are subject to the provisions of Ordinances 93-07, as such may be amended from time to time.

At the time that you apply for actual water and sewer service from the District, you will be subject to District ordinances, rules and regulations

*mailed
1/22/05
D*

2-48

governing such applications and connections to the District's system. Water and sewer service will be available for the above-described property upon your installation of water and sewer lines and connection to the District's system.

Water and sewer fees have been paid in full. ***Please note that the Fire Department Capital Facilities User Charges, and Park Facilities Fees have not been paid.*** These fees shall be due prior to a building permit being issued by the County of San Luis Obispo for the project.

If you have any questions regarding this information, please call my office at (805) 434-4900.

Sincerely,

A handwritten signature in black ink, appearing to read 'W Van Orden', with a long horizontal line extending to the right.

William Van Orden, General Manager

WGV:lai



County of San Luis Obispo • Public Health Department

2-49

Environmental Health Services

2156 Sierra Way • P.O. Box 1489
San Luis Obispo, California 93406
(805) 781-5544 • FAX: (805) 781-4211

Gregory Thomas, M.D., M.P.H.
County Health Officer
Public Health Director

Curtis A. Batson, R.E.H.S.
Director

July 21, 2005

Javad N. Sani
P.O. Box 885
Templeton, CA 93465

ATTN: JAVAD SANI
RE: FINAL TRACT MAP 2706/S.R.5371 (SANT)

Water Supply and Wastewater Disposal

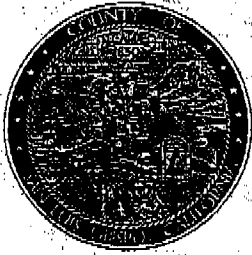
This office is in receipt of a final will-serve letter from the Templeton Community Services District to provide water and sewer services to the above referenced project. Water and sewer improvements have been constructed and are immediately available to the parcels.

TRACT 2706 is approved for map recordation.

Laurie A. Salo

LAURIE A. SALO, R.E.H.S.
Senior Environmental Health Specialist
Land Use Section

c: Kami Griffin, County Planning
Armand Boutte, County Public Works
TCSD
North County Team, County Planning



(19)

SAN LUIS OBISPO COUNTY
DEPARTMENT OF PLANNING AND BUILDING

2-50

VICTOR HOLANDA, AICP
DIRECTOR

THIS IS A NEW PROJECT REFERRAL

DATE:

8/31/05

TO:

Templeton CSD

FROM:

North County Team Planners
(Please direct response to the above)

SANI
TRACT 2706

SUB 2005-00052

Project Name and Number

Development Review Section (Phone: 781-788-2009) *OR ASK THE SWITCH-BOARD FOR THE PLANNERS

PROJECT DESCRIPTION:

* Tract Map 2706 W LUP. Subdivide 3.3 acres into 5 lot tract & build 10 SFR Located off Sara Ln. in Templeton. APN-040-289-016.

Return this letter with your comments attached no later than:

9/16/05

PART I

IS THE ATTACHED INFORMATION ADEQUATE FOR YOU TO DO YOUR REVIEW?

☒

YES

(Please go on to Part II)

☐

NO (Call me ASAP to discuss what else you need. We have only 30 days in which we must accept the project as complete or request additional information.)

PART II

ARE THERE SIGNIFICANT CONCERNS, PROBLEMS OR IMPACTS IN YOUR AREA OF REVIEW?

☐

NO

(Please go on to Part III)

☐

YES (Please describe impacts, along with recommended mitigation measures to reduce the impacts to less-than-significant levels, and attach to this letter.)

PART III

INDICATE YOUR RECOMMENDATION FOR FINAL ACTION. Please attach any conditions of approval you recommend to be incorporated into the project's approval, or state reasons for recommending denial. IF YOU HAVE "NO COMMENT," PLEASE INDICATE OR CALL.

The applicant has water & sewer for the proposed project. The District requests the applicant to submit plans for further review. Park & Fire fees shall be due prior to the County submitting a Udg. permit.

Date

9/21/05

Name

Laurie Bon Admin. Supv.

Phone

434-4900



**AIR POLLUTION
CONTROL DISTRICT**
COUNTY OF SAN LUIS OBISPO

2-51

RECEIVED
SEP 23 2005
PLANNING DEPT.

September 23, 2005

Josh LeBombard, North County Team
County Government Center
San Luis Obispo, CA 93401

SUBJECT: APCD Comments Regarding the Sani Residential Tract Map/CUP in Templeton
(SUB2005-00052 & Tract 2706)

Dear Josh LeBombard,

Thank you for including the APCD in the environmental review process. We have completed our review of the proposed project to build ten (10) single family residences (SFR - Multi Family) in an office professional (OP) zoned area inside the Templeton urban reserve line (URL). The site will be located on Sara Lane, south of Las Tables Road. This residential infill project is a subordinate land use for the vacant 5 lot OP tract and is thus allowed by the general plan. The total tract size is 3.3 acres with 0.93 acres (Lot 3) being the residential component. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

Providing infill within the existing Templeton URL is consistent with the land use goals and policies of the APCD's Clean Air Plan. The APCD encourages density increases that are to the extent allowed by the zoning of a site. Further, the APCD encourages densification beyond the allowed zoning by transferring development credits from outside of URLs to receiver sites inside URLs. Increasing density inside URLs can reduce trips, travel distances, vehicle exhaust emissions and encourage the use of alternative forms of transportation.

CONSTRUCTION PHASE MITIGATION

Naturally Occurring Asbestos

The project site is located in a candidate area for Naturally Occurring Asbestos (NOA), which has been identified as a toxic air contaminant by the California Air Resources Board (ARB). Under the ARB Air Toxics Control Measure (ATCM) for Construction, Grading, Quarrying, and Surface Mining Operations, **prior to any grading activities at the site, the project proponent shall ensure that a geologic evaluation is conducted to determine if NOA is present within the area that will be disturbed. If NOA is not present, an exemption request must be filed with the District (see Attachment 1). If NOA is found at the site the applicant must comply with all requirements**

2-52

outlined in the Asbestos ATCM. This may include development of an Asbestos Dust Mitigation Plan and an Asbestos Health and Safety Program for approval by the APCD. Please refer to the APCD web page at <http://www.slocleanair.org/business/asbestos.asp> for more information or contact Tim Fuhs of our Enforcement Division at 781-5912.

Dust Control Measures

The project as described in the referral will not likely exceed the APCD's CEQA significance threshold for construction phase emissions. However, construction activities can generate fugitive dust, which could be a nuisance to local residents and businesses in close proximity to the proposed construction site. Dust complaints could result in a violation of the District's 402 "Nuisance" Rule.

APCD staff recommend the following measures be incorporated into the project to control dust:

- Reduce the amount of the disturbed area where possible;
- Use water trucks or sprinkler systems in sufficient quantities to prevent airborne dust from leaving the site. Increased watering frequency would be required whenever wind speeds exceed 15 mph. Reclaimed (non-potable) water should be used whenever possible;
- All dirt stock-pile areas should be sprayed daily as needed; and
- All roadways, driveways, sidewalks, etc. to be paved should be completed as soon as possible, and building pads should be laid as soon as possible after grading unless seeding or soil binders are used.

Developmental Burning

Effective February 25, 2000, **the APCD prohibited developmental burning of vegetative material within San Luis Obispo County.** Under certain circumstances where no technically feasible alternatives are available, limited developmental burning under restrictions may be allowed. This requires prior application, payment of fee based on the size of the project, APCD approval, and issuance of a burn permit by the APCD and the local fire department authority. The applicant is required to furnish the APCD with the study of technical feasibility (which includes costs and other constraints) at the time of application. If you have any questions regarding these requirements, contact Karen Brooks of our Enforcement Division at 781-5912.

Construction Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present during the project's construction phase. Portable equipment, 50 horsepower (hp) or greater, used during construction activities may require California statewide portable equipment registration (issued by the California Air Resources Board) or an APCD permit. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to page A-5 in the District's CEQA Handbook.

- Power screens, conveyors, diesel engines, and/or crushers;
- Portable generators (50 hp or greater); and
- IC engines.

To minimize potential delays, prior to the start of the project, please contact David Dixon of the District's Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.

2-53

OPERATIONAL PHASE MITIGATION

The APCD staff considered the project impact by comparing it against screening models within the APCD's Air Quality Handbook. This indicated that operational phase impacts will likely be less than the APCD's CEQA mitigation threshold value of 10 lbs of emissions per day. Therefore, with the exception of the wood burning requirements below, the APCD is not requiring other operational phase mitigation measures for this project.

Residential Wood Combustion


Under APCD Rule 504, **only APCD approved wood burning devices can be installed in new dwelling units.** These devices include:

- All EPA-Certified Phase II wood burning devices;
- Catalytic wood burning devices which emit less than or equal to 4.1 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Non-catalytic wood burning devices which emit less than or equal to 7.5 grams per hour of particulate matter which are not EPA-Certified but have been verified by a nationally-recognized testing lab;
- Pellet-fueled woodheaters; and
- Dedicated gas-fired fireplaces.

If you have any questions about approved wood burning devices, please contact Tim Fuhs of our Enforcement Division at 781-5912.

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, or if you would like to receive an electronic version of this letter, feel free to contact me at 781-5912.

Sincerely,


Andy Mutziger
Air Quality Specialist

AJM /sll

cc:

Tim Fuhs, Enforcement Division, APCD
David Dixon, Engineering Division, APCD
Karen Brooks, Enforcement Division, APCD
Dr. Javad Sani, Applicant

Attachments:

Naturally Occurring Asbestos Construction & Grading Project - Exemption Request Form.

Naturally Occurring Asbestos – Construction & Grading Project Exemption Request Form

Send To:

2-54

San Luis Obispo County
Air Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401

Phone (805) 781-5912
Fax: (805) 781-1002



Applicant Information/ Property Owner		Project Name	
Address		Project Address and /or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

The District may provide an exemption from Section 93105 of the California Code of Regulations - Asbestos Airborne Toxic Control Measure For Construction, Grading, Quarrying, And Surface Mining Operations for any property that has any portion of the area to be disturbed located in a geographic ultramafic rock unit; if a registered geologist has conducted a geologic evaluation of the property and determined that no serpentine or ultramafic rock is likely to be found in the area to be disturbed. Before an exemption can be granted, the owner/operator must provide a copy of a report detailing the geologic evaluation to the District for consideration. The District will approve or deny the exemption within 90 days. An outline of the required geological evaluation is provided in the District handout "**ASBESTOS AIRBORNE TOXIC CONTROL MEASURES FOR CONSTRUCTION, GRADING, QUARRYING, AND SURFACE MINING OPERATIONS – Geological Evaluation Requirements.**"

APPLICANT MUST SIGN BELOW:

I request the San Luis Obispo County Air Pollution Control District grant this project exemption from the requirements of the ATCM based on the attached geological evaluation.

Legal Declaration/Authorized Signature:

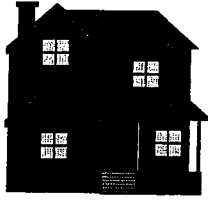
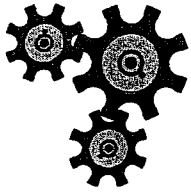
Date:

OFFICE USE ONLY - APCD Required Element – Geological Evaluation

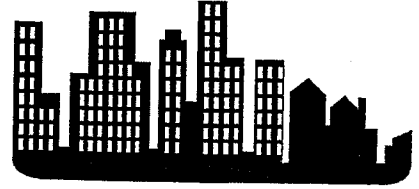
Intake Date:	APCD Staff:	OIS Site #:	OIS Proj. #:
Date Reviewed:	APCD Staff:	Approved	Not Approved

Comments:

Naturally Occurring Asbestos - Construction & Grading Project Form **2-55**



Send To:
San Luis Obispo County Air
Pollution Control District
3433 Roberto Court
San Luis Obispo, CA 93401
805-781-5912



Applicant Information/Property Owner		Project Name	
Address		Project Address and/or Assessors Parcel Number	
City, State, Zip		City, State, Zip	
Phone Number	Date Submitted	Agent	Phone Number

Check Where Applicable	ITEM	APCD REQUIRED ELEMENT 1	APCD REQUIRED ELEMENT 2
	Project IS NOT Subject to NOA Requirements	Mapped Location Attached	
	Project IS Subject to NOA Requirements but NOT Disturbing NOA	Geological Evaluation Attached	Exemption Request Form Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - More than One Acre	Geological Evaluation Attached	Dust Control Measure Plan Attached
	Project IS Subject to NOA Requirements and Project is Disturbing NOA - One Acre or Less	Geological Evaluation Attached	Mini-Dust Control Measure Plan Attached

APPLICANT MUST SIGN BELOW:

Legal Declaration/Authorized Signature:

Date:

OFFICE USE ONLY - APCD Required Elements

Geological Evaluation		Exemption Request Form		Dust Control Measure Plan		Monitoring, Health & Safety Plan	
Approved		Approved		Approved		Approved	
Not Approved		Not Approved		Not Approved		Not Approved	
Comments:		Comments:		Comments:			
APCD Staff:		Intake Date:	Date Reviewed:	OIS Site #		OIS Proj. #	
REQUEST FOR INVOICE		Basic Fee:	Additional Fees:	Billable Hrs:		Total Fees:	

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